



CITY of POOLER
— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

June 23, 2025, at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Site Development Plan Approval for a one-story Retail Building at 103 Half Moon Way and a three-story Office Building at 105 Half Moon Way – Savannah Quarters PUD (Application #25-0062)
 - B. Proposed Text Amendment to the Pooler Code of Ordinances Chapter 50, Floods and Appendix B, Subdivisions
 - C. Proposed Text Amendment to the Pooler Code of Ordinances Chapter 42, Environment; Chapter 74, Streets, Sidewalks and Other Public Spaces
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
June 09, 2025

CALL TO ORDER:

Chair Johnson called the meeting to order at 3:00 p.m.
Chair Johnson led the Pledge of Allegiance.

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Shirlinia Daniel	Commissioner	Present
Brade Rife	Commissioner	Absent
Jeremy Kelly	Alternate	Present
Scott Cribbs	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Present
Marcy Benson	City Planner	Absent
Ryan Jarles	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of May 12, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Kelly

2-Second: Commissioner Cribbs

Motion passed without opposition

NEW BUSINESS:

- A. Conditional Use Request for a Bar/Tavern in C-2 Zoning District at 101 E. Marketplace Way Suites 100A and 200A. (Application #A25-0067)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use to allow for a Bar/Tavern to be located at 101 E Marketplace Way. Staff recommended approval of the application. Alisha Curtis was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval of the request with the contingency that the distance requirements be proven to be met prior to the issuance of business and alcohol licenses.*

1-Motion: Commissioner Brown

2-Second: Commissioner Kelly

Motion Passed with Commissioner Daniel in opposition

B. Conditional Use Request for a Home Occupation in R-1-A Zoning District at 2 Haydens Ct. (Application #25-0089)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Conditional Use for a home occupation to operate an automotive repair and maintenance shop at 2 Haydens Ct. Staff recommended denial of the application based on it not meeting the criteria required for a Conditional Use. The applicant was not present. Gloria Davis McArthur and John Hopkins were both present to express their concerns about the request.

Result: *After review of the criteria, a motion was made to recommend denial of the request.*

1-Motion: Commissioner Brown

2-Second: Commissioner Daniel

Motion Passed without opposition

C. Zoning Map Amendment from R-1-A to R-A for 1335 S. Rogers St. (Application #A25-0082)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to rezone 1335 S. Rogers Street from R-1-A (One-Family Residential) to R-A (Residential- Agricultural) to allow for the housing of horses as well as the potential future expansion of the already established dog grooming/kennel business at the neighboring 1337 S. Rogers St. Staff recommended approval of the application. Chelsea Henneman was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval of the request.*

1-Motion: Commissioner Brown

2-Second: Commissioner Daniel

Motion Passed without opposition

D. Major Subdivision Plan Approval for Forest Lakes Phase 13 consisting of 54 Single-Family Residential Parcels. (Application #24-0087)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. The request is for the Major Subdivision Plan Approval for Forest Lakes Subdivision, Phase 13, consisting of 54 single-family residential parcels. Staff recommended approval of the application. Neil McKenzie was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval of the request with the following contingency: The issuance of Certificates of Occupancy for dwelling units within Forest Lakes Phase 13 shall be contingent upon the completion of the Forest Lakes Access Road project, specifically the establishment of a secondary fire apparatus access road connecting the Forest Lakes Subdivision to Jimmy DeLoach Parkway, in accordance with the International Fire Code (IFC), Appendix D, Section D107. Notwithstanding the independent permitting of these projects, the completion of the*

secondary access road is a prerequisite for the issuance of Certificates of Occupancy for Forest Lakes Phase 13, as mandated by the City of Pooler to ensure compliance with life safety requirements.

1-Motion: Commissioner Williams

2-Second: Commissioner Kelly

Motion Passed without opposition

E. Site Development Plan Approval for 1326 E. US Hwy 80 consisting of Livingoods Home Appliance Showroom. (Application #A25-0033)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for site plan approval for 1326 E. US Hwy 80, consisting of Livingoods Home Appliance Showroom. Staff recommended approval of the application. Greg Coleman was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval of the request with the following contingency: The preconstruction meeting for Phase 2 shall not be scheduled until the City of Pooler has received the approved Georgia Department of Transportation (GDOT) Encroachment Permit for the proposed work within the US-80 Right-of-Way.*

1-Motion: Commissioner Williams

2-Second: Commissioner Cribbs

Motion Passed without opposition

F. Proposed Text Amendment to the Pooler Code of Ordinances Chapter 66, Sign Regulations.

Chair Johnson explained to the board what is being proposed with the text amendment.

Result: *After review of the text amendment, a motion was made to recommend approval of the request.*

1-Motion: Commissioner Kelly

2-Second: Commissioner Daniel

Motion Passed without opposition

G. Proposed Text Amendment to the Pooler Code of Ordinances Chapter 74, Streets, Sidewalks, and Other Public Spaces.

Chair Johnson explained to the board what is being proposed with the text amendment.

Result: *After review of the text amendment, a motion was made to recommend approval of the request.*

1-Motion: Commissioner Kelly

2-Second: Commissioner Daniel

Motion Passed without opposition

H. Text Amendment to amend the City of Pooler Code of Ordinances Chapter 80,

Telecommunications.

Chair Johnson explained to the board what is being proposed with the text amendment.

Result: After review of the text amendment, a motion was made to recommend approval of the request.

1-Motion: Commissioner Kelly

2-Second: Commissioner Brown

Motion Passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:49p.m.

1- Motion: Commissioner Brown

2- Second: Commissioner Cribbs

Adjourned without opposition

The foregoing minutes are true and correct and approved by me on this ____ day of _____ 2025.

Rachael Brown, Zoning Administrator



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for a one-story Retail Building at 103 Half Moon Way and a three-story Office Building at 105 Half Moon Way – Savannah Quarters PUD

Project:	#A25-0033
P&Z Meeting Date:	June 23, 2025
City Council Meeting Date:	July 7, 2025
Applicant and Authorized Agent:	Alexine Diouf – Maupin Engineering
Location (Address):	103 and 105 Half Moon Way
Parcel (PIN):	51009 01119 / 51009 01157
Acreage:	Approximately 2.5 acres
Zoning:	PUD – Savannah Quarters
Proposed Use:	Retail store (Verizon) and a 3-story office building
Staff Recommendation:	Approval with the condition below
Planning & Zoning Commission:	TBD
Recommended Motion:	<i>"After review of the criteria, move for approval of the request with the following contingency:</i> <i>- Close out of the project shall not be issued until the water distribution and sanitary sewer system being constructed under the scope of Towne Place Pooler have been completed and accepted by the City of Pooler."</i>
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. <i>The site is located within an area that is shown on the Future Land Use Map as being Residential and is shown</i>

in the Comprehensive Plan as being within a PUD/Mixed Use Character Area. Although the proposed site plan is not consistent with the future plans for this site, the property is currently zoned for commercial use within the Savannah Quarters PUD and the plan is allowed by right.

2. Whether the site plan provides for adequate pedestrian and traffic access.
 - *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access. The applicant provided parking/access agreements between the subject and neighboring parcels.*
3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
 - *The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.*
4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
 - *The site plan complies with the provisions related to the development standards for site improvements.*
5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
 - *The site plan complies with the provisions related to the location of uses/development areas, development standards for site improvements, and buffer standards.*
6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
 - *The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure; however the Close out of the project shall not be issued until the water distribution and sanitary sewer system being constructed under the scope of Towne Place Pooler have been completed and accepted by the City of Pooler.*
7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.
 - *The site is adequately served by public services and for current or projected needs.*

8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
 - *The site plan complies with the provisions related to buffer and screening standards.*
9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-detering buffer between adjacent properties.
 - *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.*
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.
 - *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*

Conclusion:

The subdivision plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request with the **contingency** that close out of the Pooler Pike development project shall not be issued until the water distribution and sanitary sewer system being constructed under the scope of Towne Place Pooler have been completed and accepted by the City of Pooler.

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation
- C. Approval Letter



CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Vicinity Map - 103 and 105 Half Moon Way - Site Plan

06/16/2025

 Parcels



Site Plan Application

Page 1 of 3

Updated **OCT 2023**

NOTICE TO APPLICANT

With the exception of residential one- and two-family structures, all land development activities, regardless of zoning district, must go through the site plan approval process. The fee for this process is \$3,000.00. All forms, fees, and additional documentation must be submitted to the Zoning Administrator **at least thirty (30) days** prior to the Planning & Zoning Meeting. Only complete applications will be accepted.

Upon submittal of the site plans, the City Planner will review for noticeable discrepancies and determine if there is a need to apply for other zoning actions. Site plans are also provided to the City Engineer, the Public Works Department, and the Fire-Rescue Services Department for review. Once the applicant has addressed **all** engineering comments, the plan will be placed on the Planning & Zoning Meeting agenda for recommendations. If no revisions are needed, it will move to the next regularly scheduled City Council Meeting agenda. **Please note that site plan approval does not constitute approval of any other zoning action or permit.**

Restaurants serving alcoholic beverages by the drink should refer to the Pooler Code of Ordinances, Chapter 6, Article I, Sections 6-11 for requirements. General questions concerning this application may be directed to the Zoning Administrator.

Packet Contents (City Forms)

This packet contains all forms required to be completed prior to submission.

1. Site Plan Application
2. Site Plan Submission Checklist
3. Property Owner Authorization
4. Site Plan Approval Standards Affidavit
5. Campaign Contribution Report
6. Site Plan Review Checklist

Additional Items for Submission

In addition to the above forms, the following must also be included with your application submission:

1. Three (3) sets of completed hardcopy plans (to include landscaping and lighting) plus one electronic copy
2. Application fee payment of \$3,000.00
3. Project narrative
4. Proof taxes have been paid in full
5. Existing deed restrictions or covenants applicable to this property (if applicable)



Site Plan Application

Page 2 of 3

Updated **OCT 2023**

Contact Information

Alexine Diouf	912.235.2915
Applicant Name	Applicant Phone
114 W. 42nd Street. Savannah, GA 31404	alexine@maupinengineering.com
Applicant Mailing Address	Applicant Email
Stonewalk Companies, LLC / Robert Forrest	404-514-8575
Property Owner Name	Property Owner Phone
12595 Crabapple Road, Milton, GA 30004	rob@stonewalkco.com
Property Owner Mailing Address	Property Owner Email
Alexine Diouf	912.235.2915
Contact Person Name	Contact Person Phone
114 W. 42nd Street. Savannah, GA 31404	alexine@maupinengineering.com
Contact Person Mailing Address	Contact Person Email

Property Information

0 Pooler Pike	
Location Address	
PUD	51009 010778
Current Zoning	Parcel Identification #
Revisions to Approved Plans to Develop a Restaurant, Offices, and Retail Store	
Brief Description of Proposed Land Development Activity and Use of Land Thereafter	

Contractor Information

Morgan Fraser	0000063843	912.271.8728
Contractor Name	Contractor License #	Contractor Phone
4700 US-80 Suite E, Savannah, GA 31410		morgan@riverbend.enterprises
Contractor Mailing Address		Contractor Email

Zoning Actions

List any zoning actions applied for within the past three (3) years. If possible, include application number, date of application, and action taken on all prior applications filed for the zoning action of the whole or part of the land proposed under this application.

Application Number	Date	Action Requested	Action Taken
--------------------	------	------------------	--------------



Site Plan Application

Page 3 of 3

Updated **OCT 2023**

Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken

Approvals

- Environmental Product Declaration (EPD) approval required? ☒ No ☐ Yes
- Natural Resources Conservation Service (NRCS) approval required? ☐ No ☒ Yes, 11/18/22
(date)
- Developments of Regional Impact (DRI) review triggered? ☒ No ☐ Yes
- Existing deed restrictions or covenants applicable to this property? ☒ No ☐ Yes, attached
- The Georgia Department of Transportation (GDOT) requires a permit for any property being subdivided or developed requiring an entrance onto a State or Federal Highway. Applicants must submit a plat to GDOT for review/comment. The Pooler Planning & Zoning Commission will not review an application until GDOT has commented. ☒ No ☐ Yes, attached

Affidavit

I, the undersigned, certify that I have read, examined, and completed this application and certify that all the information pertained in this application is true and correct.

I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed.

I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.

I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision/development.

<u>Alexine Diouf</u>	<u></u>	<u>3/14/2025</u>
Applicant Name	Applicant Signature	Date
Zoning Administrator/Agent Name	Zoning Administrator Signature	Date

Type: PLAT
Recorded: 1/20/2023 11:01:00 AM
Fee Amt: \$10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 1884157070

BK 53 PG 604

THIS BLOCK RESERVED FOR THE CLERK OF
SUPERIOR COURT.

POND
(PRIVATE AND NOT CITY MAINTAINED)

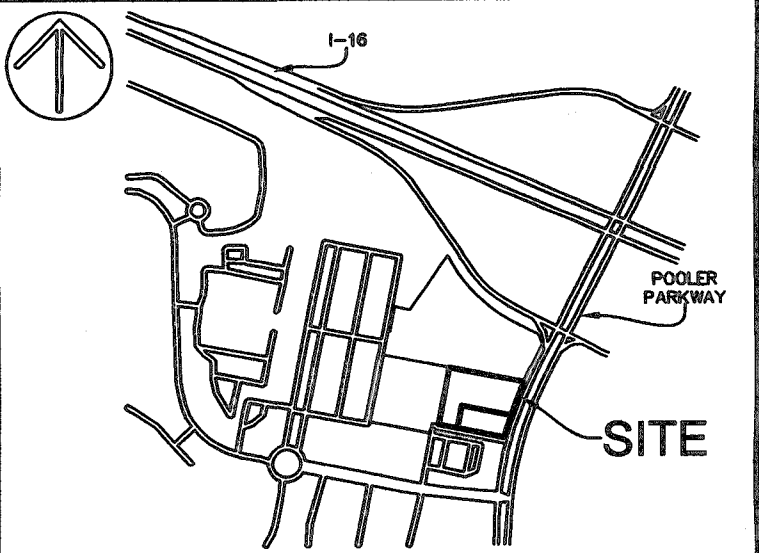
ACREAGE CHART

PARCEL C1:	80,809 SF 1.855 AC
PARCEL C2:	30,180 SF 0.693 AC
TOTAL ACREAGE:	110,989 SF 2.548 AC
PARCEL C	

SURVEY DATA
TOTAL AREA: 2.548 ACRES
ERROR OF PLAT CLOSURE(AVG): 1 IN 441,588
ERROR OF FIELD CLOSURE: 1 IN 26,766
ANGULAR ERROR: 6" PER ANGLE POINT
ADJUSTED BY: COMPASS RULE ADJUSTMENT
EQUIPMENT USED: TOPCON GTS ROBOTIC TOTAL STATION
FIELD WORK COMPLETED ON: 01-30-2020

N/F
SOUTHWEST QUARTER HOLDINGS LLC.
(PARCEL-A)
PIN# 51009-01078
PB: 53 PG: 592
DB: 0101 PG: 1852

NORTH
EAST ZONE (2011)
CA GRID (NAD 83)



VICINITY MAP NOT TO SCALE

- LEGEND
- ▲ CALC POINT - CORNER NOT SET
 - RBF ● IRON REBAR FOUND
 - RBFD ● IRON REBAR FOUND - DISTURBED
 - RBS ○ 5/8" IRON REBAR SET W/ CAP
 - RWMF ■ RIGHT-OF-WAY CONC. MONUMENT FOUND
 - ⊙ SANITARY SEWER MANHOLE
 - PIN ○ PARCEL IDENTIFICATION NUMBER
 - TB — TOP OF BANK
 - SS — UNDERGROUND SEWER LINE
 - /// EDGE OF PAVEMENT

- NOTES
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 130281 (POOLER, CITY OF), MAP NUMBER 13051C0108G, HAVING AN EFFECTIVE DATE OF AUGUST 16, 2018.
 - HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83) 2011.
 - A PRIVATE SANITARY SEWER AND WATER SERVICE/S WILL BE TIED INTO POOLERS EXISTING WATER AND SEWER SYSTEM.
 - THERE WILL BE A BLANKET UTILITY, ACCESS, STORMWATER AND CROSS PARKING EASEMENT ON THIS PARCEL.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITE FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

- REFERENCES
- | | |
|-------------|---------|
| 1. PB: 20P | PG: 41A |
| 2. PB: 50 | PG: 39 |
| 3. PB: 31S | PG: A-C |
| 4. PB: 32S | PG: 55 |
| 5. PB: 37S | PG: 48 |
| 6. DB: 1112 | PG: 394 |
| 7. DB: 1220 | PG: 71 |
| 8. PB: 51 | PG: 333 |
| 9. PB: 53 | PG: 114 |
| 10. PB: 53 | PG: 592 |

20 10 0 20 40
GRAPHIC SCALE (1"=20')

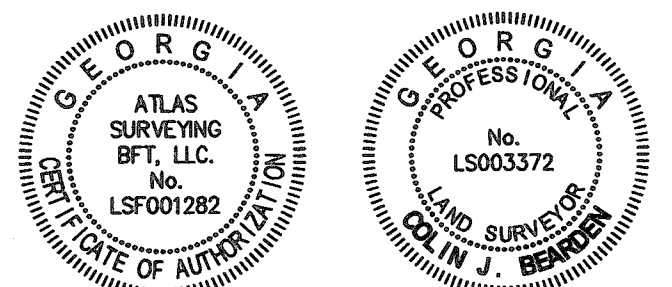
PREPARED FOR:
STONEWALK POOLER, LLC.
REVOLUTION REALTY CAPITAL, LLC.
A MINOR SUBDIVISION PLAT OF
PARCEL C
A PORTION OF PIN# 51009-01119

9TH G.M.D.
CITY OF POOLER
CHATHAM COUNTY, GEORGIA

FIELD CHECK: CJB
DRAWN BY: JHJ
DATE: 01-08-2023
SCALE: 1"=20'
PROJECT No.: BFT-20025
FILE: BFT-20025 SUB3.DWG

ATLAS
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.
RIDGELAND, SC 29836
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



(i) AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

COLIN J. BEARDEN
G.A.P.L.S. No. LS003372

OWNER OF AGENT

DATE

APPROVED BY THE MAYOR, CITY OF POOLER

Rebecca C. Benton 1/18/23
MAYOR DATE

CLERK OF COUNCIL
1/18/23
DATE

MOONLIGHT LANE 50' R/W
PRIVATE RIGHT OF WAY

HALF MOON WAY 60' R/W
PUBLIC RIGHT OF WAY

N/F
MOONLIGHT BP STATION, LLC.
PIN# 51008-01049
DB: 2236 PG: 0303
PB: 32S PG: 55

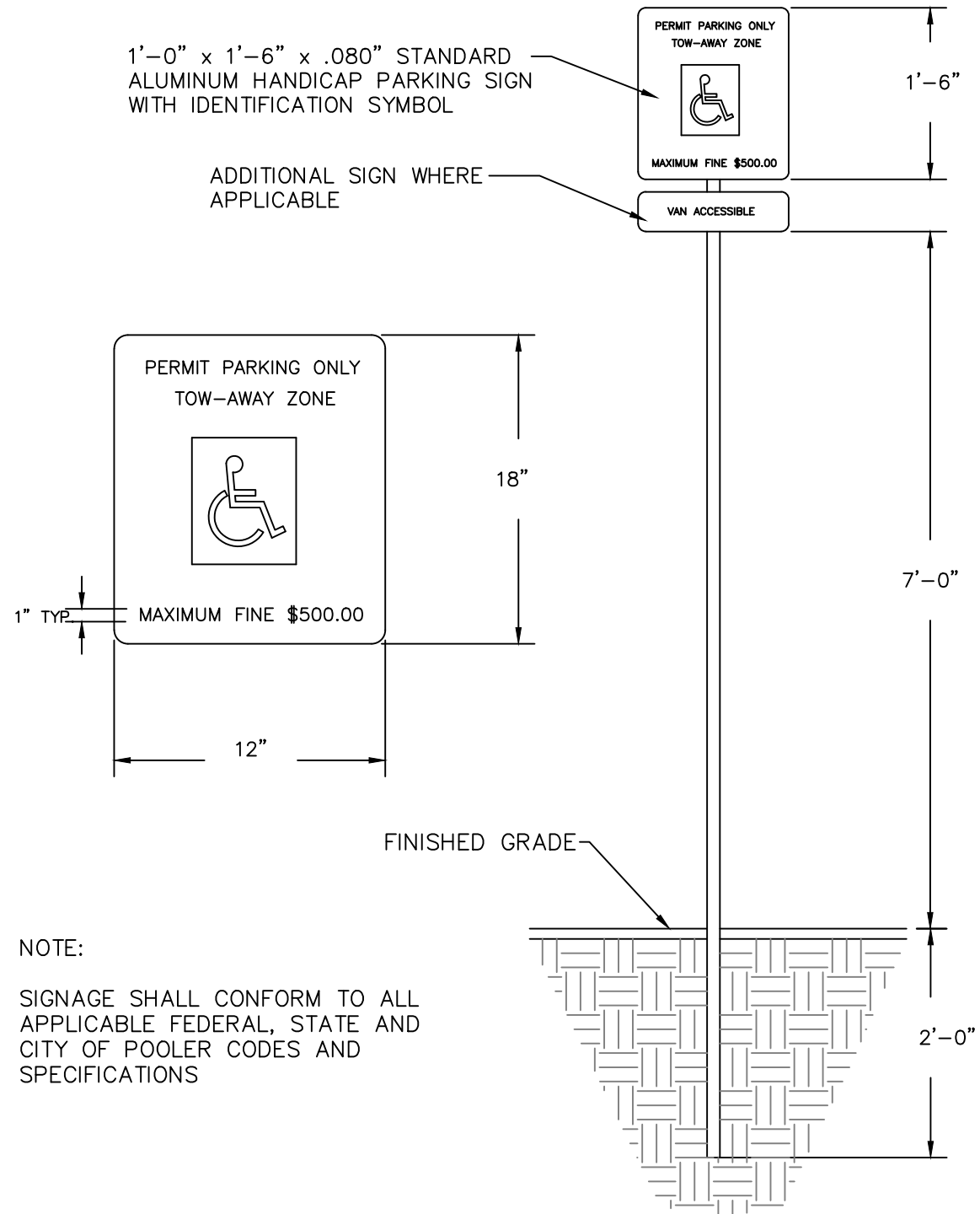
LINE TABLE				
LABEL	BEARING	DISTANCE		
L1	S86°59'59"E	3.41'		
L2	N79°22'34"W	25.00'		
L3	N79°29'26"W	1.09'		
L4	N79°08'49"W	15.00'		
L5	N79°08'49"W	20.00'		
L6	N79°08'49"W	20.00'		

CURVE TABLE				
LABEL	RADIUS	ARC	CHORD	CHORD BEARING
C1	2037.40'	8.97'	8.97'	S23°22'44"W 016.43'
C2	2034.12'	8.90'	8.90'	S24°19'11"W 011.40'
C3	2034.12'	166.99'	166.94'	S20°52'15"W 4'42.13'
C4	2034.12'	118.58'	118.56'	S16°50'56"W 3'20.24'
C5	2037.40'	87.75'	87.74'	N24°45'20"E 1'28.04'

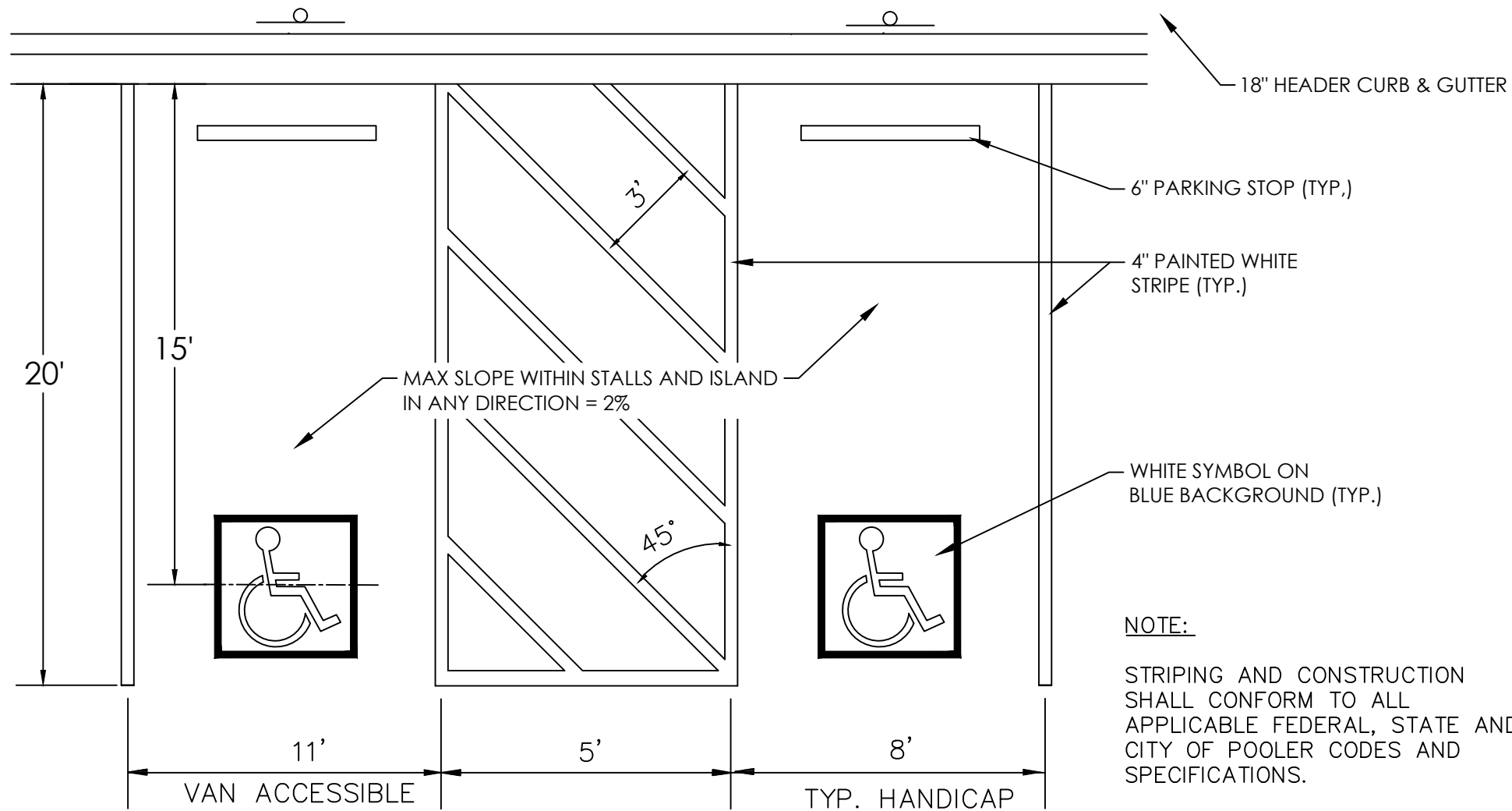
GENERAL CONSTRUCTION NOTES:

ALL CONSTRUCTION SHALL BE IN CONFORMANCE TO THE CURRENT CITY OF POOLER DESIGN STANDARDS, SPECIFICATIONS AND DETAILS OR AS OTHERWISE ISSUED FOR THIS PROJECT. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

- LAYOUT TO BE CONTROLLED BY EXISTING BENCHMARK.
- DIMENSIONS TO CURB AND GUTTER ARE TO FACE OF CURB.
- DIMENSIONS TO WALK ARE TO FACE OF WALK.
- DIMENSIONS TO BUILDING ARE TO FACE OF BUILDING.
- DIMENSIONS TO STRIPING IS TO CENTERLINE OF STRIPING.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- BLUE METAL REFLECTIVE SIGN AT LEAST 12" IN WIDTH AND 18" IN LENGTH AND ERRECTED AT 7' ABOVE GRADE IN SUCH MANNER SO AS TO BE CLEARLY VISIBLE TO THE PARKING VEHICLE. THE SIGN SHALL HAVE PRINTED IN WHITE LETTERS NOT LESS THAN ONE INCH IN HEIGHT ON THREE SEPARATE LINES AND CENTERED THE FOLLOWING WORDS: "PERMIT PARKING ONLY", "TOW-AWAY ZONE" AND "MAXIMUM FINE \$500.00". SUCH SIGNS SHALL ALSO DISPLAY THE SYMBOL FOR HANDICAP ACCESSIBILITY CENTERED BETWEEN THE SECOND AND THIRD LINES. VAN ACCESSIBLE SPACE SHALL HAVE ADDITIONAL SIGN WITH THE FOLLOWING WORDS: "VAN ACCESSIBLE".
- TRAFFIC CONTROL DEVICES SHALL BE USED ON ALL WORK ON THIS PROJECT IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION. THE COST TO COMPLY SHALL BE INCLUDED IN THE OVERALL COST OF THE PROJECT.
- REFERENCE SURVEYS:
 - BOUNDARY & TOPOGRAPHIC SURVEY - PREPARED BY YAWN LAND SURVEYS, LLC (12/2018).
 - VERTICAL DATUM: NAVD88 HORIZONTAL DATUM: NAD83
 - PROJECT IS ON STATE PLANE COORDINATES.
 - MAUPIN ENGINEERING, INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ACCURACY OF PROVIDED SURVEY INFORMATION.
 - ONLY ABOVE GROUND, READILY VISIBLE STRUCTURES, UTILITIES AND SURFACE PAINT MARKINGS WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF ANY BELOWGROUND, NON-VISIBLE UTILITIES OR STRUCTURES. CONTRACTOR SHALL FIELD VERIFY LOCATION, TYPE, SIZE, MATERIAL AND GENERAL CONDITION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL GRADED EARTH NOT OTHERWISE STABILIZED WITH BUILDING, PAVEMENT OR VEGETATION SHALL BE GRASSED OR SODDED.
- OWNER SHALL ACCEPT MAINTENANCE OF THE STORM DRAINAGE SYSTEM, INCLUDING ROOF DRAIN CONNECTIONS, WITHIN THE LIMITS OF THE PROPERTY. CITY OF POOLER WILL NOT MAINTAIN THE STORM DRAINAGE SYSTEM WITHIN THE PROPERTY. THIS SITE IS DESIGNED TO DISCHARGE STORM WATER RUNOFF INTO THE APPROVED MASTER DRAINAGE CONVEYANCE AND DETENTION SYSTEM.
- DITCHES, ALL DRAINAGE STRUCTURES, ORIFICES AND PAVEMENT ELEVATIONS SHALL BE SURVEYED FOR "AS-BUILT" DRAWINGS ALONG WITH THE WATER AND SANITARY SEWER SERVICES.
- ADJUST EXISTING MANHOLE FRAMES, GRATES AND VALVE BOXES TO GRADE AS NEEDED.
- ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
- MATCH EXISTING PAVEMENT GRADE ELEVATIONS WHERE CONNECTING TO EXISTING PAVEMENT.
- FILL BENEATH BUILDINGS SHALL BE COMPACTED IN ACCORDANCE WITH BUILDING STRUCTURAL SPECIFICATIONS.
- CONTRACTOR TO FIELD VERIFY DURING CONSTRUCTION ANY EXISTENCE OF SUB-SURFACE DEBRIS OR ORGANIC MATERIAL. ANY SUB-SURFACE DEBRIS OR ORGANIC MATERIAL FOUND SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 2' BELOW GRADED AGGREGATE BASE IN PAVEMENT AREAS AND 2' BELOW BOTTOM OF FOOTINGS FOR BUILDINGS (CONTRACTOR SHALL CONSULT WITH BUILDING STRUCTURAL ENGINEER FOR ANY WORK BENEATH OR ADJACENT TO BUILDING AND/OR ABOVE OR BELOW GRADE STRUCTURES). IF EXCESSIVE DEBRIS OR ORGANIC MATERIAL IS FOUND, ENGINEER SHALL BE CONTACTED FOR INSPECTION. REMOVAL OF INSPECTED MATERIAL SHALL BE DIRECTED BY THE ENGINEER.
- ALL EROSION AND SEDIMENT CONTROL DEVICES (BMPS) SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL AND BE MAINTAINED BY CONTRACTOR UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH THE GOVERNING NPDES GENERAL PERMIT.
- IF A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED, AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN SUCH PERMIT.
- THE CITY OF POOLER INSPECTIONS DEPARTMENT RESERVES THE RIGHT TO ACCESS PROPERTY TO INSPECT STORM WATER FACILITIES AT ANY TIME.
- CHLORINATED, DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORM WATER SYSTEM.
- TRAFFIC CONTROL AND FLOW SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL INSTALLED OR RELOCATED UTILITIES AND LARGE AND MEDIUM TREES.
- ANY AND ALL STREET LIGHTING, LANDSCAPE, SIDEWALK AND ACCESSIBILITY REQUIREMENTS TO BE PERFORMED, DESIGNED AND/OR CONSTRUCTED SHALL BE COORDINATED WITH CIVIL ENGINEER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR THE ROOF DRAIN SYSTEM. COLLECTION AND DISCHARGE SHALL BE COORDINATED WITH CIVIL ENGINEER.
- SITE CIVIL PLANS SHALL TERMINATE 5' FROM BUILDING FACE UNLESS OTHERWISE NOTED. CONTINUATION OF WATER, SANITARY SEWER AND STORM DRAINAGE LATERALS SHALL BE COORDINATED WITH BUILDING CONTRACTOR IN ACCORDANCE WITH ARCHITECTURAL AND/OR MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE APPROPRIATE JURISDICTIONS APPROVED CONSTRUCTION SPECIFICATIONS AND DETAILS.
- THE OWNER, OWNER'S REPRESENTATIVES, CITY OF POOLER AND OTHER REGULATORY AGENCIES SHALL HAVE THE RIGHT TO ACCESS THE SITE AT ANY TIME FOR PURPOSES OF OBSERVING WORK PERFORMED.
- ALL UTILITIES ARE SHOWN AS APPROXIMATE ON THE PLANS AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR. SOME UTILITIES AND SERVICE LINE LOCATIONS ARE UNKNOWN AND NOT SHOWN ON THE PLANS. THIS DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PROTECT EXISTING UNDERGROUND FACILITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A VALID UTILITY LOCATE TICKET FROM THE GEORGIA UTILITIES PROTECTION CENTER (811/ 800-282-7411), AND COORDINATION WITH OTHER SUCH LOCAL UTILITIES AS MAY BE REQUIRED.
- THE CONTRACTOR WILL PROTECT ALL TREES NOTED TO REMAIN WITHIN AND ADJACENT TO THE CONSTRUCTION ZONE. ANY UNAUTHORIZED REMOVAL OF TREES NOTED TO REMAIN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REESTABLISH TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL BORROW MATERIAL NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. ALL BORROW MATERIAL SHALL BE CLEAN AND FREE OF DEBRIS AND ORGANIC MATERIAL AND SUFFICIENT TO COMPACT TO A MINIMUM BEARING CAPACITY OF 2,500PSF OR AS OTHERWISE SPECIFIED.
- ALL ITEMS CLEARED OR DEMOLISHED FROM THE SITE, INCLUDING SPOIL MATERIAL TO BE REMOVED FOR OFF-SITE DISPOSAL, ARE THE PROPERTY OF THE CONTRACTOR UNLESS THEY ARE TO BE REUSED ON THE SITE OR OTHERWISE NOTED. NO BURYING OR BURNING OF DEBRIS WILL BE ALLOWED ON THIS SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) ON THE SITE AT ALL TIMES IN ACCORDANCE WITH THESE PLANS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL OF GEORGIA".



HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



TYPICAL 90° HANDICAPPED PARKING STALLS
NOT TO SCALE

GENERAL DEVELOPMENT NOTES:

- PIN: 51009 01153, -001157
ADDRESS: 103 & 105 HALF MOON WAY
POOLER, GEORGIA 31322
- TOTAL LAND ACREAGE = 2.56(±) AC
TOTAL DISTURBED ACREAGE = 1.9(±) AC
- EXISTING USE OF PROPERTY : VACANT/UNDEVELOPED
PROPOSED USE OF PROPERTY : RESTAURANT, OFFICES, & RETAIL

PRESENT SITE ZONING : PUD - SAVANNAH QUARTERS (PHASE 1)
MAXIMUM BUILDING HEIGHT : 50 FT
PROPOSED BUILDING HEIGHT : RETAIL - 24 FT
: OFFICES - 47 FT 6IN
- PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13051C0108G, DATED 8/16/18
- NO WETLANDS EXIST ON SITE
NO STATE WATERS EXIST WITHIN PROPERTY BOUNDARIES
- PARKING SPACE CALCULATIONS:

REQUIRED:
RESTAURANT (HOURS 11AM - 10PM)
1 STALL/4 SEATS * 150 SEATS = 38 STALLS
1 STALL/EMPLOYEE * 10 EMPLOYEES = 10 STALLS
OFFICE (HOURS 8AM - 5PM)
1 STALL/300SF * 18,000SF = 60 STALLS
RETAIL (HOURS 10AM - 6PM)
1 STALL/250SF * 3,000SF = 12 STALLS
TOTAL REQUIRED = 120 STALLS

PEAK HOUR DEMAND (6PM - 7PM)
(TOTAL RESTAURANT DEMAND
+ 12 STALLS FOR AFTER HOURS EMPLOYEES OF RETAIL/OFFICES)
= 50 STALLS

PROVIDED: (EXCEEDS PEAK HOUR DEMAND) = 110 STALLS

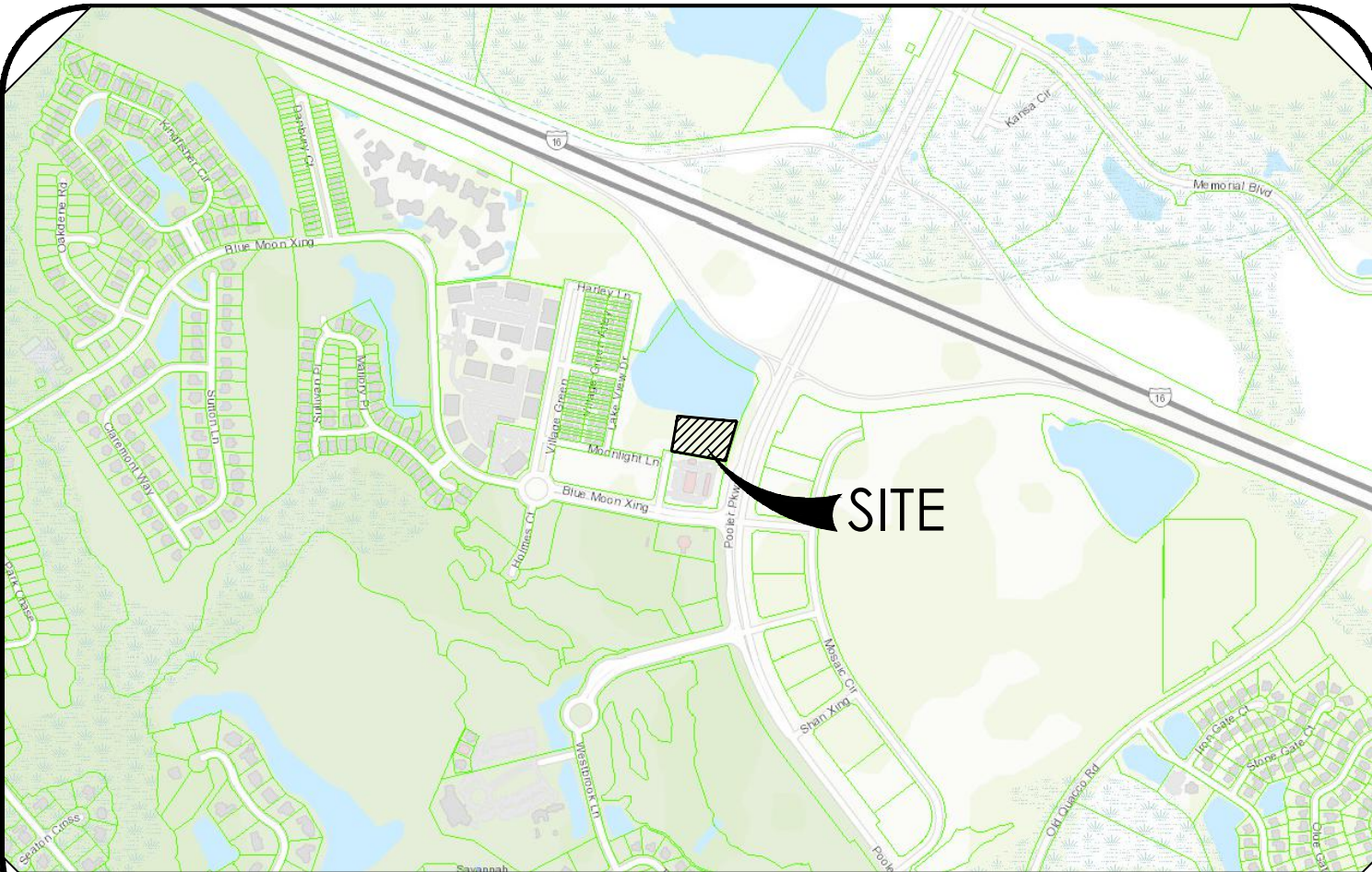
(INCL. 5 ADA STALLS & 3 "TO GO" PARKING STALLS)
- WATER LATERALS AFTER THE METERS TO BE PRIVATELY OWNED AND MAINTAINED.
- SEWER SYSTEM IS PRIVATELY OWNED AND MAINTAINED ON SITE UPSTREAM OF EXISTING SSMH SOUTH OF THE PROPERTY LINE.

POOLER PIKE
Specific Development Plan

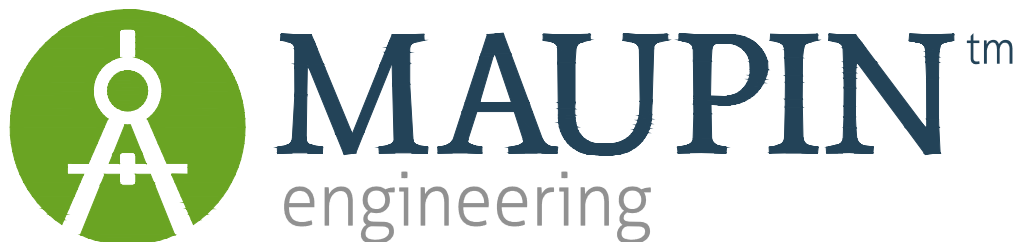
MEI Proj #695-21-02 Plan Date: 6/5/25

PREPARED FOR:

STONEWALK COMPANIES LLC
ROBERT FORREST
12595 CRABAPPLE ROAD
MILTON, GA 30004
404-514-8575
rob@stonewalkco.com



VICINITY MAP



114 WEST 42nd STREET OFFICE PHONE (912) 235 - 2915
SAVANNAH, GA 31401 GENERAL@MAUPINENGINEERING.COM

SHEET INDEX

C.1	COVER - NOTES
C.2	DEMOLITION PLAN
C.3	STAKING PLAN
C.3a	BLUE MOON CROSSWAY TRAFFIC IMPROVEMENTS
C.4	UTILITY PLAN
C.4a	SEWER PROFILES
C.5	GRADING PLAN
C.6	LANDSCAPING PLAN
C.E1	EROSION CONTROL PLAN - INITIAL
C.E2	EROSION CONTROL PLAN - INTERMEDIATE
C.E3	EROSION CONTROL PLAN - FINAL
C.D1-D7	DETAILS
E1-11	PHOTOMETRIC LIGHTING PLAN (BY AO ARCHITECTS)

REVISIONS		
NO.	DATE	DESCRIPTION

THIS SET IS FOR REVIEW 6/2/25

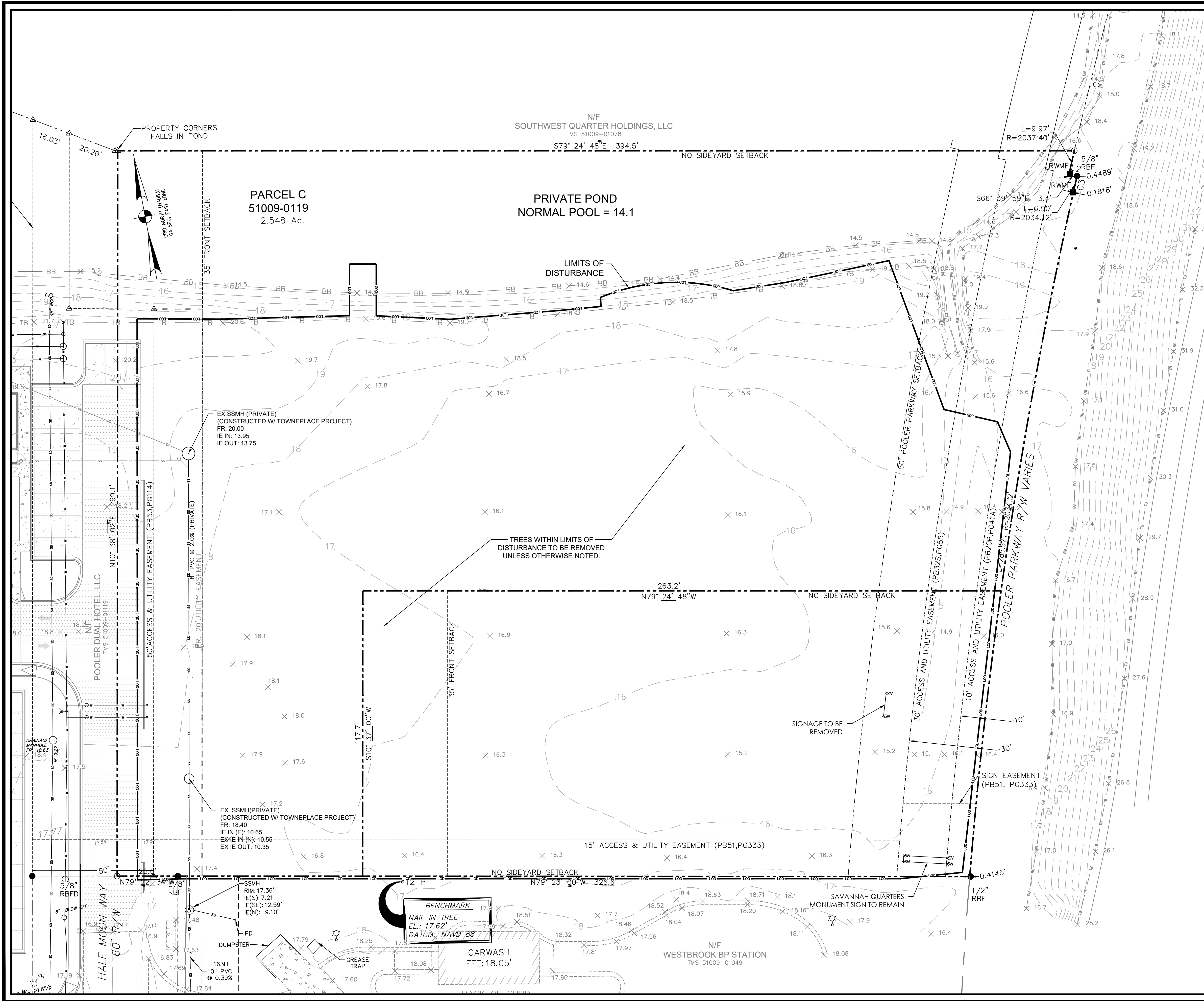


LEVEL II E&S CERT.
#21051 EXP: 12/01/2027

UTILITIES PROTECTION CENTER

Dig Safely.
CALL 811

CONTRACTOR IS REQUIRED TO CALL
AT LEAST 3 DAYS PRIOR TO
START OF CONSTRUCTION



REVISIONS	DATE	DESCRIPTION
NO.		

MAUPINtm
engineering

114 WEST 42ND STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

DEMOLITION PLAN
POOLER PIKE

LEVEL II E&S

GEORGIA
REGISTERED
ENGINEER
A. MAUPIN

CERT.#21051 EXP: 12/01/2027
STATUS:

FOR
REVIEW
5/19/25

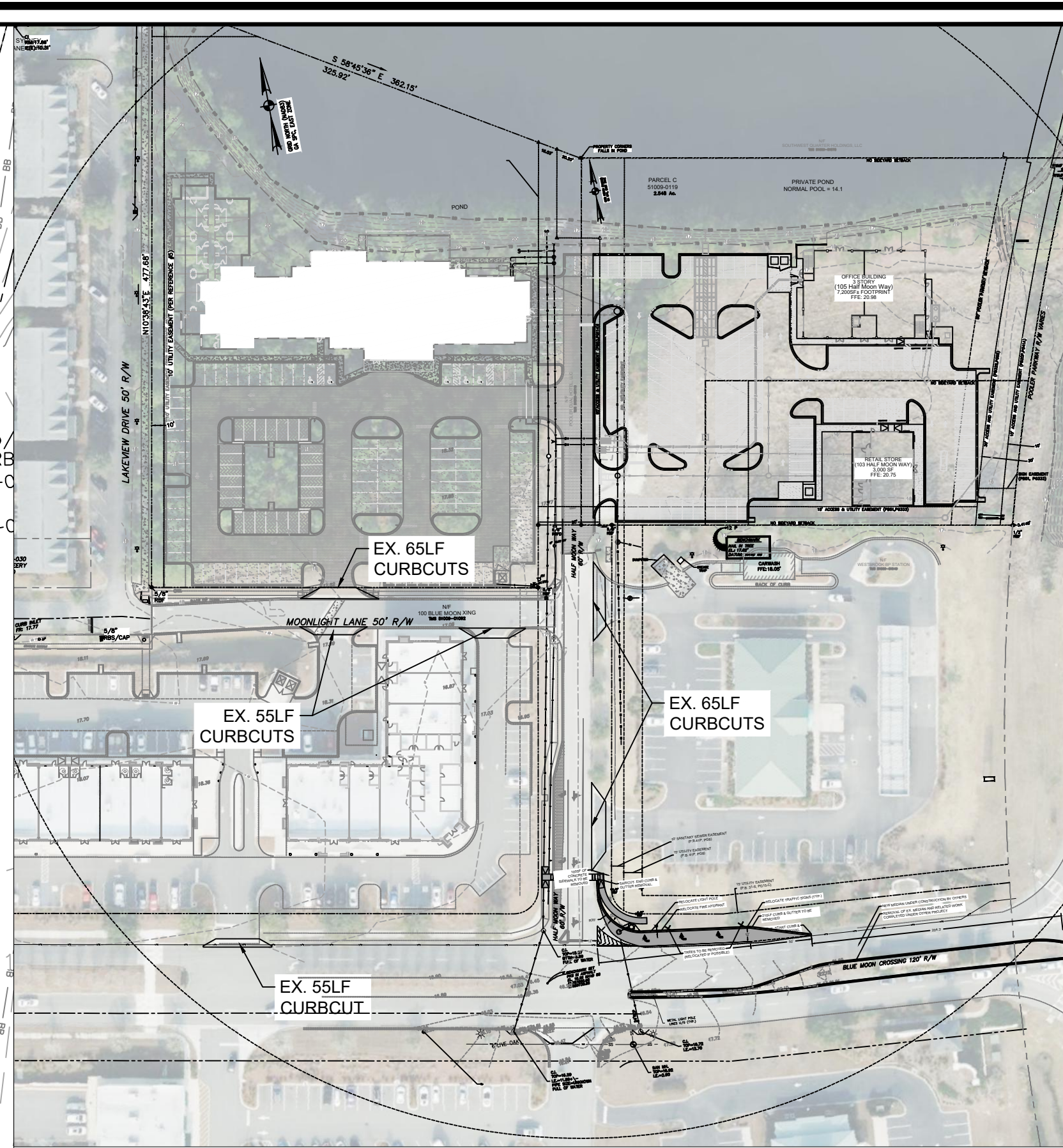
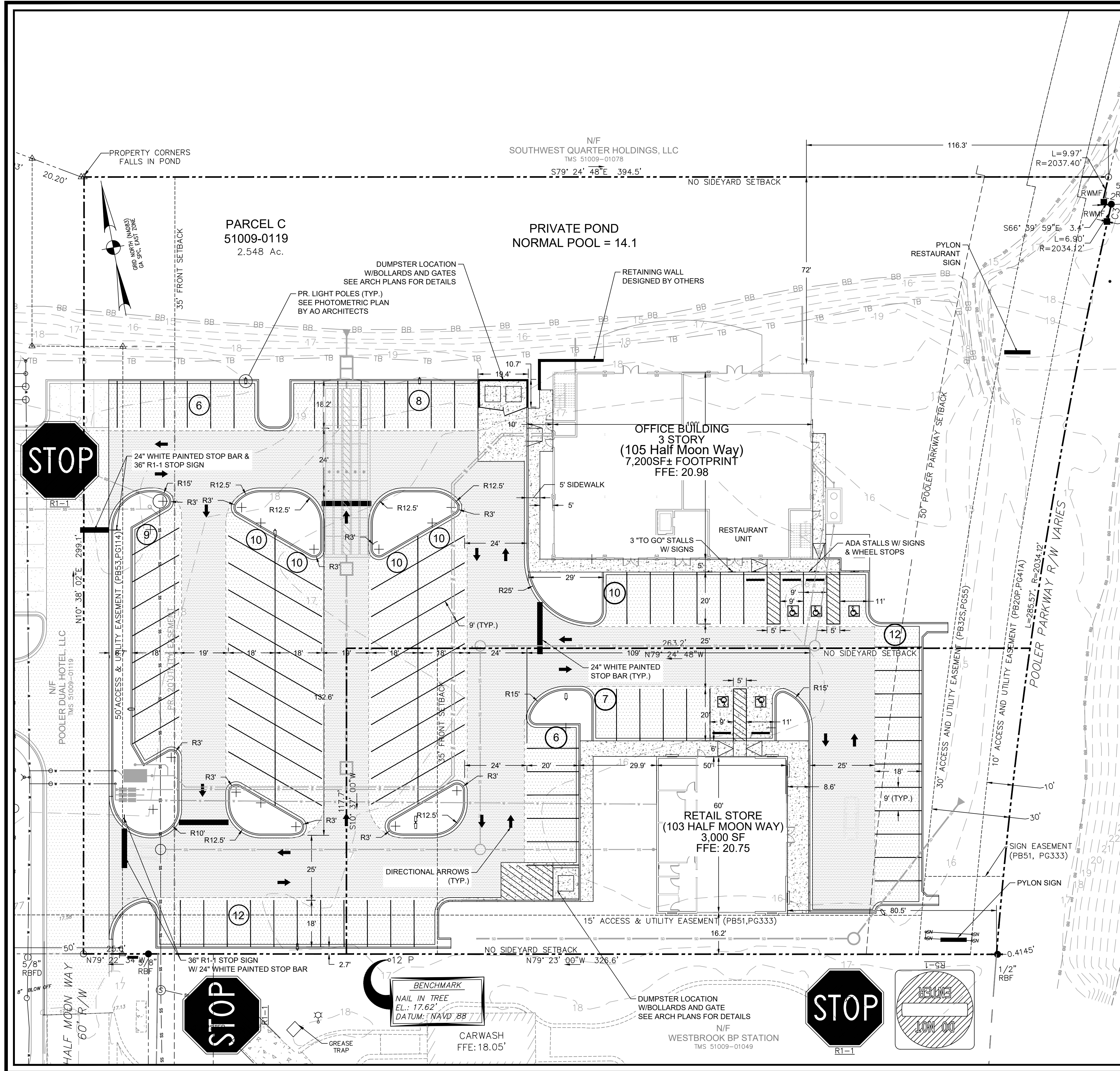
DRWN: ADD 2-5-2025
CHK'D: JAM DATE

10 0 20
SCALE: 1" = 20'

SHEET NO.

C.2
695-21-02

PROJECT NO.



EXISTING CURBCUTS WITHIN 500' INSET
SCALE: 1" = 100'

REVISIONS

NO.	DATE	DESCRIPTION

MAUPIN[™]

engineering

114 WEST 4TH STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

STAKING PLAN

POOLER PIKE

LEVEL II E&S

CERT. #21051 EXP: 12/01/2027
STATUS:

FOR REVIEW
5/19/25

DRWN: ADD 2-5-2025
CHK'D: JAM DATE

SHEET NO.

C.3

695-21-02

PROJECT NO.

©COPYRIGHT 2025 Maupin Engineering, Inc.

RFC-Office Version 020625.dwg



REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

MAUPIN[™]

engineering

114 WEST 42ND STREET
SAVANNAH, GA 31401

OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

BLUE MOON CROSSING
TRAFFIC RE-PATTERN PLAN

POOLER PIKE

LEVEL II E&S

CERT.#21051 EXP: 12/01/2027
STATUS:

FOR REVIEW
5/19/25

DRWN: ADD 2-5-2025
CHK'D: JAM DATE

SHEET NO.

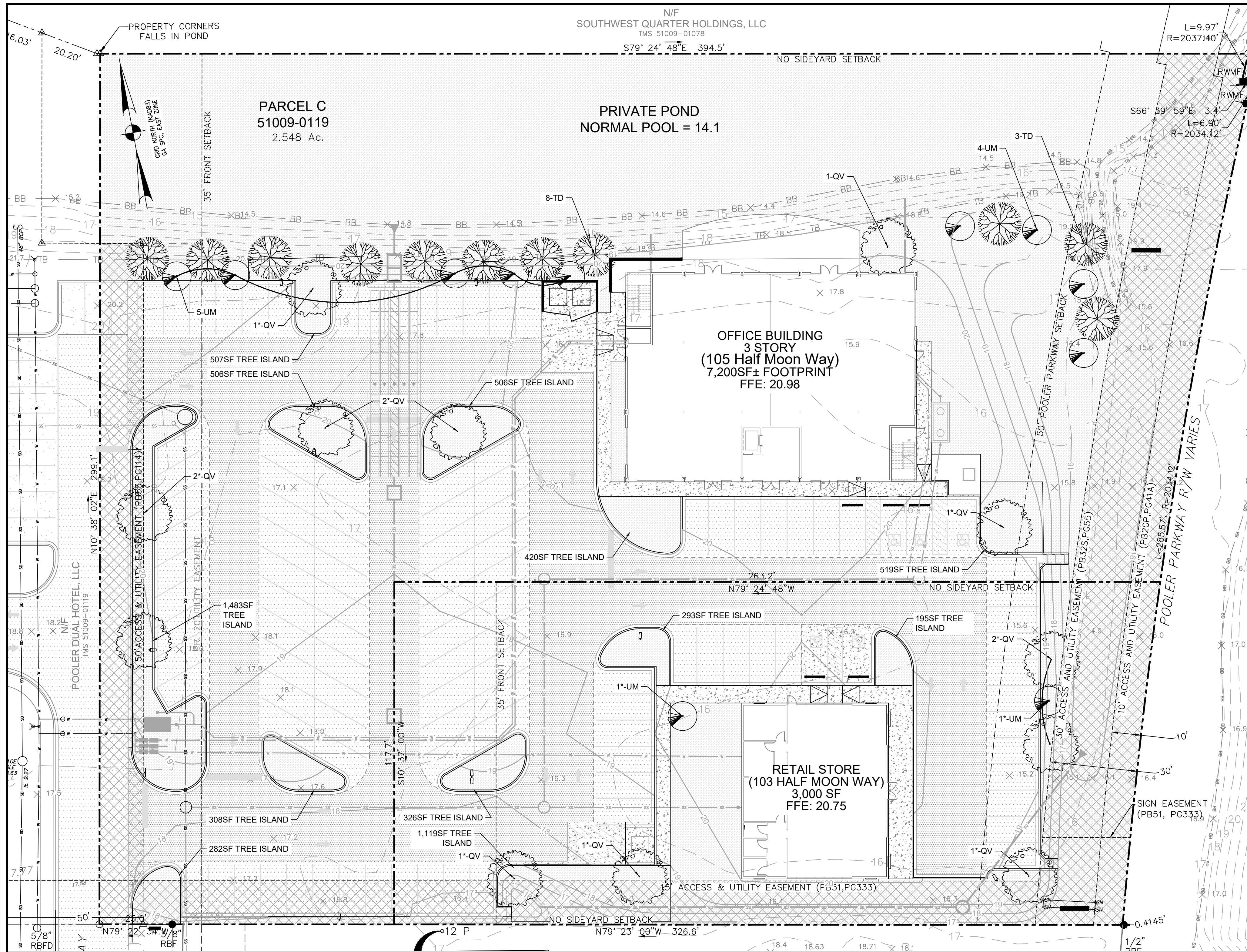
C.3a

695-21-02

PROJECT NO.

©COPYRIGHT 2025 Maupin Engineering, Inc.

R:\Office\Verizon\020625.dwg

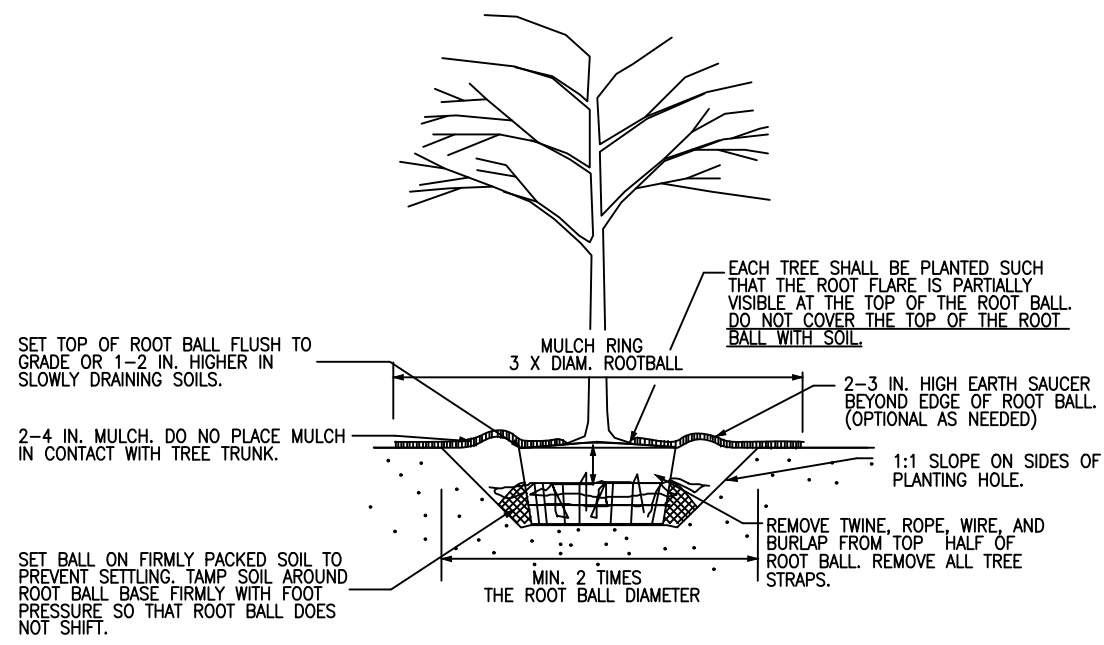


NOTE:
TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND FACILITY
ADEQUATE WATER SOURCES FOR PROPOSED LANDSCAPING SHALL BE PROVIDED FOR AT LEAST ONE YEAR
THERE ARE NO SIGNIFICANT TREES EXISTING ON THE SITE

LANDSCAPING REQUIREMENT CALCULATIONS		
TOTAL PROJECT AREA, TA	2.55	ACRES
GREEN SPACE	1.14 (44.7%)	ACRES (%)
EASEMENT AREA, EA	0.39	ACRES
NET PARCEL AREA, TAn (TA-EA)	2.16	ACRES
TOTAL PARKING SPACES, PK	111	SPACES
TREES REQUIRED (TAn * 15)	32	TREES
PARKING TREES REQ'D, PKr (PK/12 SPACES)	9	TREES
TREE ISLANDS REQ'D (500SF * PKr)	4,500	SF

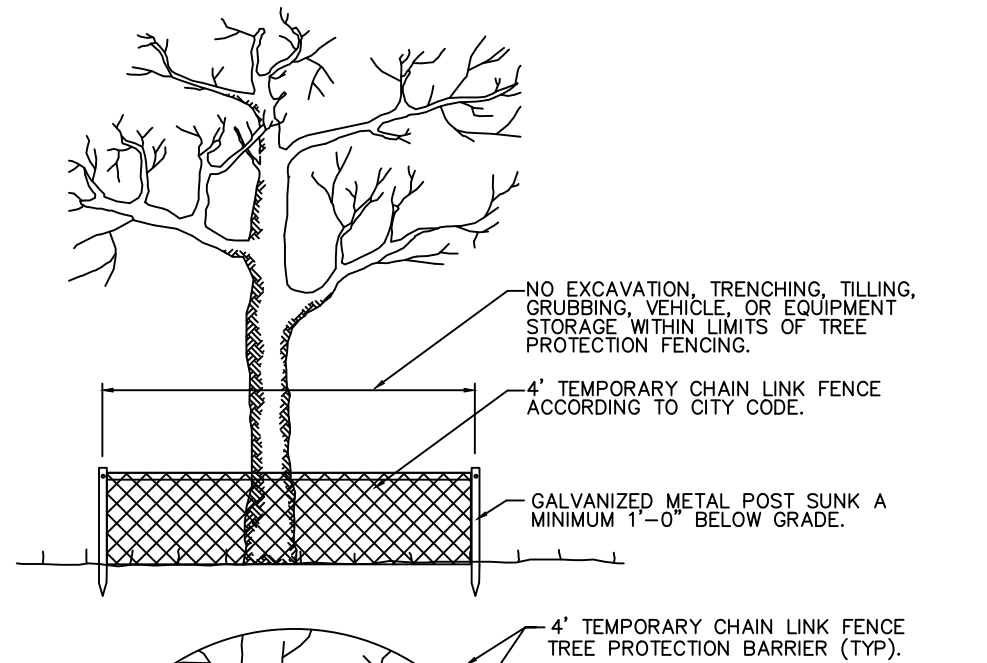
LANDSCAPING PROVIDED		
TREES PLANTED	33	TREES
TREE ISLANDS COVERAGE PROVIDED	6,464	SF
PARKING TREES PROVIDED / 12 SPACES	13*	TREES
* ON PLANS DENOTES PARKING TREE		
LANDSCAPING REQUIREMENT MET		

PLANTING SCHEDULE					
ITEM	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING
UM	ULMUS AMERICANA	AMERICAN ELM	11	2.0" CALIPER	AS SHOWN
TD	TAXODIUM DISTICHUM	BALD CYPRESS	11	2.5" CALIPER	AS SHOWN
QV	QUERCUS VIRGINIANA	LIVE OAK	12	2.5" CALIPER	AS SHOWN
TOTAL			34		



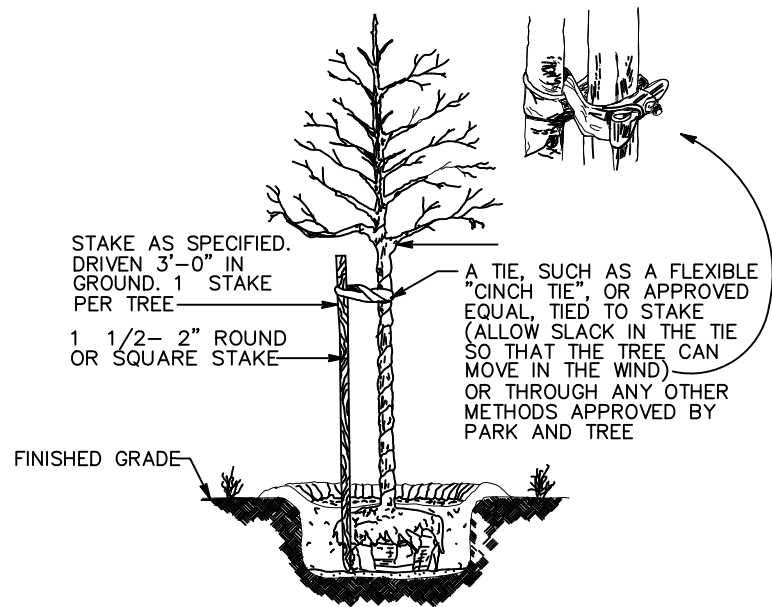
- NOTES
1. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDES OF BRANCHES THAT EXTEND TO THE EDGE OF THE CRITICAL ROOT ZONE. PRUNING SHALL CONFORM TO ANSI A300 STANDARDS. IMPROPERLY PRUNED TREES MAY BE REJECTED BY THE CITY.
 2. STAKE TREES ONLY WHEN NECESSARY. SEE CITY TREE STAKING DETAILS.

Tree Planting NTS



- FOR ADDED PROTECTION
- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
 - MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
 - PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

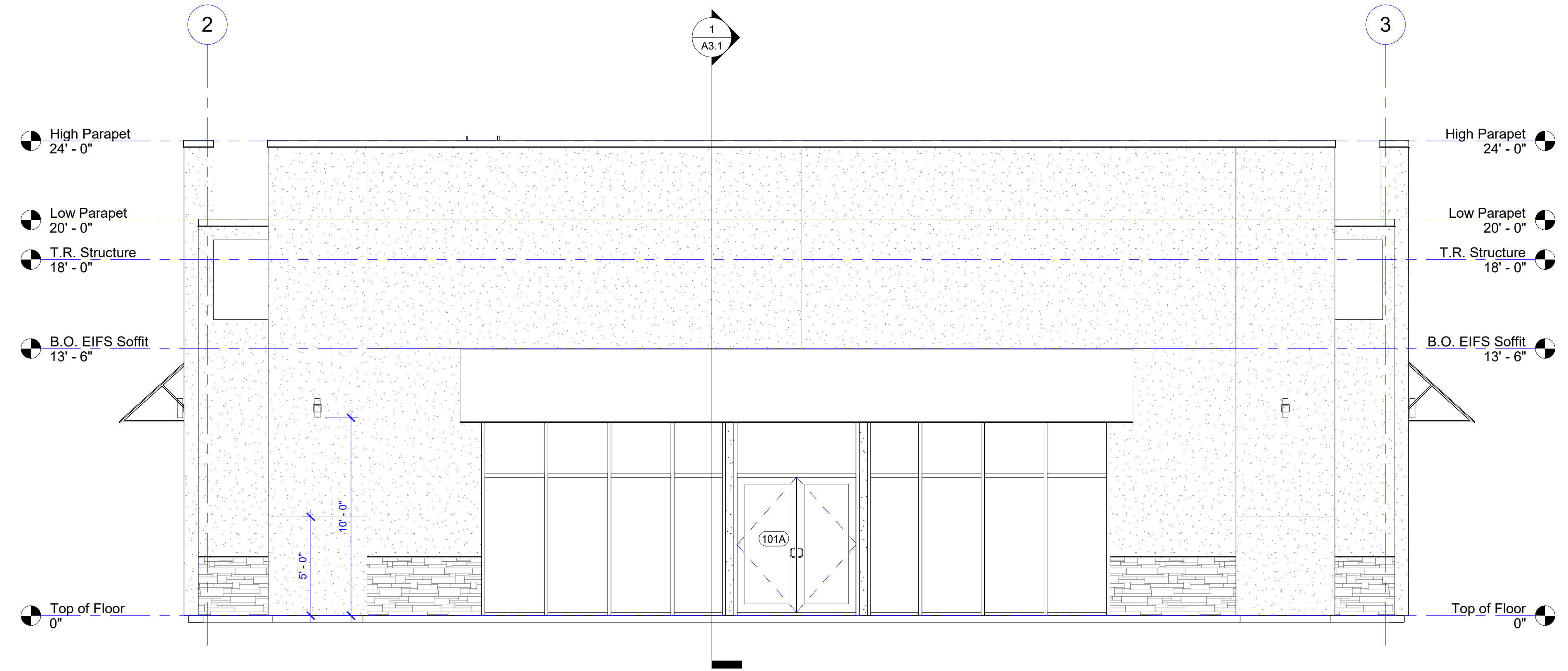
Tree Protection NTS



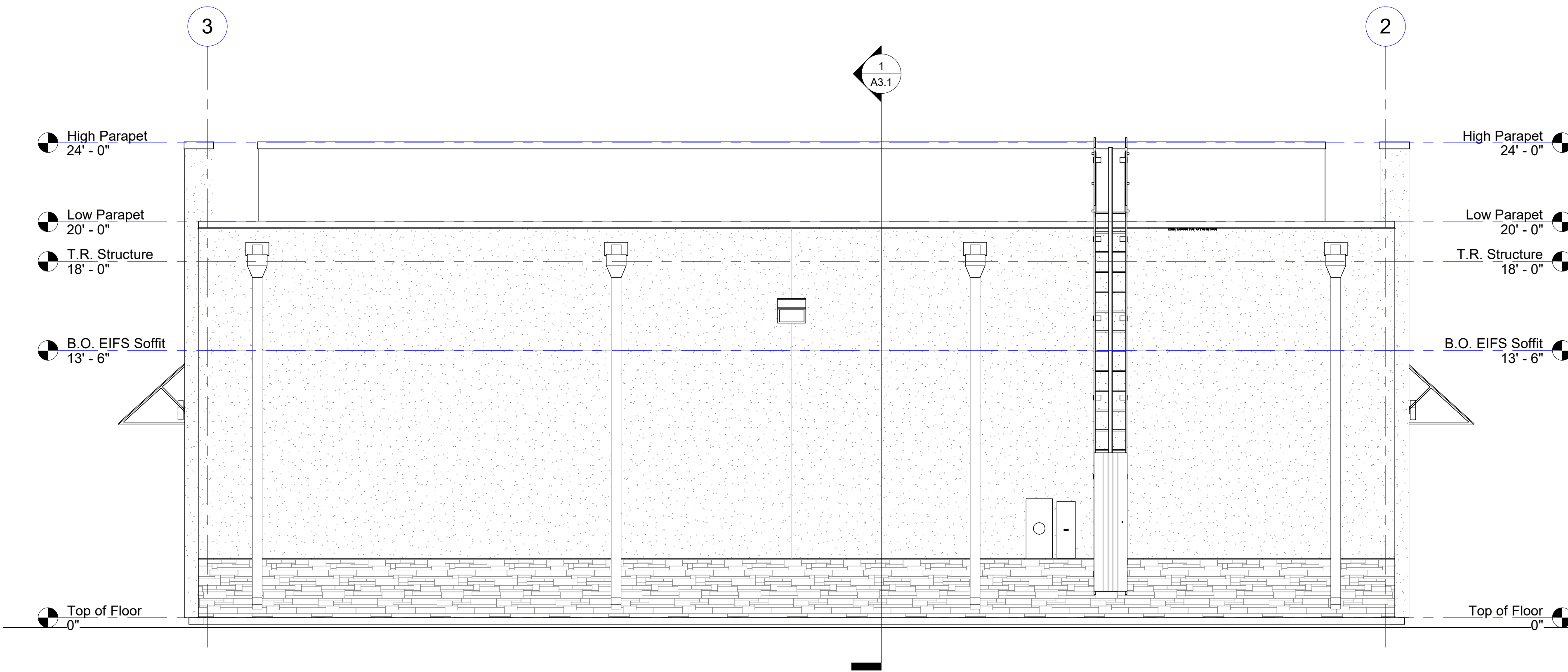
- NOTES
1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
 2. OTHER ALTERNATE STAKING METHODS MAY BE USED UPON APPROVAL BY PARK AND TREE.

Tree Staking NTS

REVISIONS		DESCRIPTION
NO.	DATE	

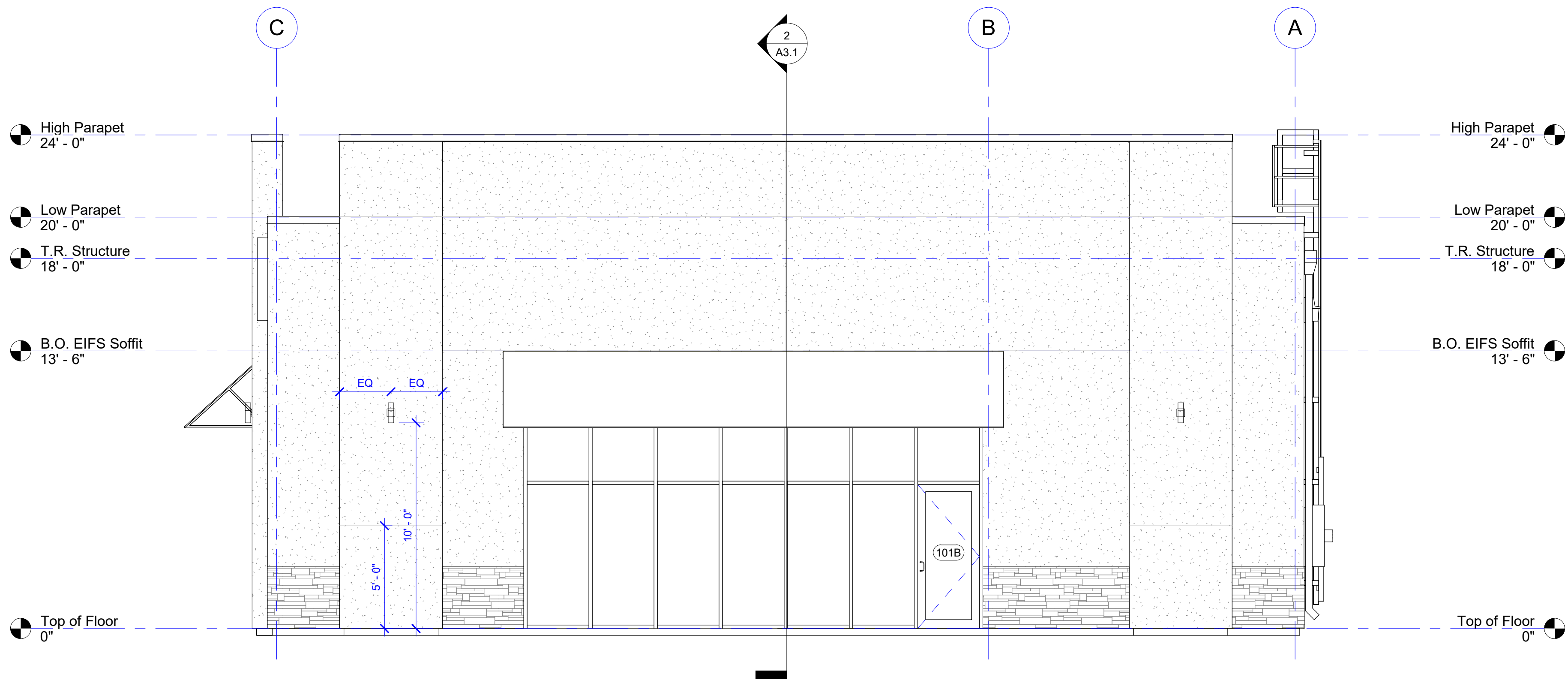


1 ENTRANCE FRONT ELEVATION
1/4" = 1'-0"

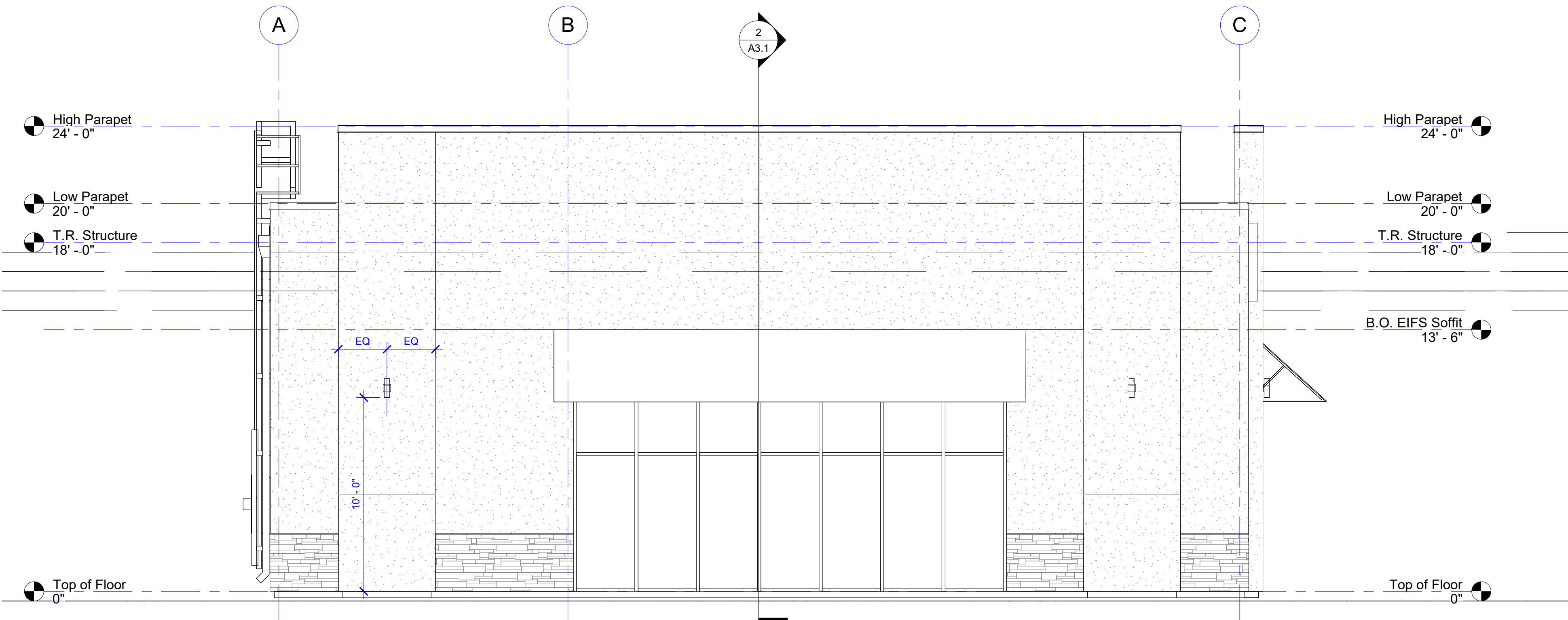


2 BACK ELEVATION
1/4" = 1'-0"

- MATERIAL NOTES:
1. STACKED STONE: STONECRAFT INDUSTRIES, PENNSYLVANIA LEDGESTONE.
 2. AWNING MATERIAL: TEMPOTEST, T-56-47 COLOR T56, PARIS RED. CONTACT: Miami Corp Ryan Smith rsmith@miamicorp.com P: 530-941-4224
 3. EIFS: PAREX OPTIMUM WATER MASTER, 2" INCH MIN INSULATION BOARD THICKNESS
 - A. ACCENT COLOR: MATCHES BENJAMIN MOORE, VERIZON DEEP BLACK, VZ-DPBLK w/ N455-4x Ultra Spec Exterior Low Lustre finish
 - B. EXTERIOR FIELD COLOR: MATCHES BENJAMIN MOORE, CHANTILLY LACE OC-65 VZ-CHIL Chantilly Lace w/ N455-4x Ultra Spec
 - C. PROVIDE MATERIAL SAMPLES OF BOTH COLORS TO REPRESENT BOTH COLOR AND FINISH
 - D. EIFS IS A STRUCTURAL INSPECTION. REFER TO SCHEDULE OF SPECIAL INSPECTIONS PREPARED BY RW/P ENGINEERING INC.



1 RIGHT SIDE ELEVATION FACING PARKING LOT
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"

- MATERIAL NOTES:
1. STACKED STONE: STONECRAFT INDUSTRIES, PENNSYLVANIA LEDGESTONE.
 2. AWNING MATERIAL: TEMPOTEST, T-56-47 COLOR T56, PARIS RED. CONTACT: Miami Corp Ryan Smith rsmith@miamicorp.com P: 530-941-4224
 3. EIFS: PAREX OPTIMUM WATER MASTER, 2" INCH MIN INSULATION BOARD THICKNESS
 - A. ACCENT COLOR: MATCHES BENJAMIN MOORE, VERIZON DEEP BLACK. VZ-DPBLK w/ N455-4x Ultra Spec Exterior Low Lustre finish
 - B. EXTERIOR FIELD COLOR: MATCHES BENJAMIN MOORE, CHANTILLY LACE OC-65 VZ-CHIL Chantilly Lace w/ N455-4x Ultra Spec
 - C. PROVIDE MATERIAL SAMPLES OF BOTH COLORS TO REPRESENT BOTH COLOR AND FINISH
 - D. EIFS IS A STRUCTURAL INSPECTION. REFER TO SCHEDULE OF SPECIAL INSPECTIONS PREPARED BY RWP/ENGINEERING INC.

New Verizon Store Turn-Key Build-Out

Stonewalk LLC

Pooler, Georgia

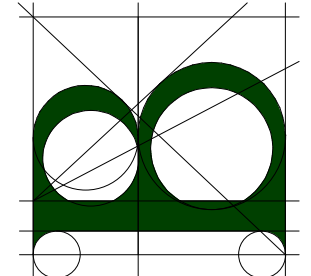
ENTRANCE AND BACK ELEVATIONS

Project Status:
IFR Prelim Set
Author

Date: 3.11.25
Full Scale @ 24x36
Half Scale @ 12x18

Revisions:
Number Date

A2.2

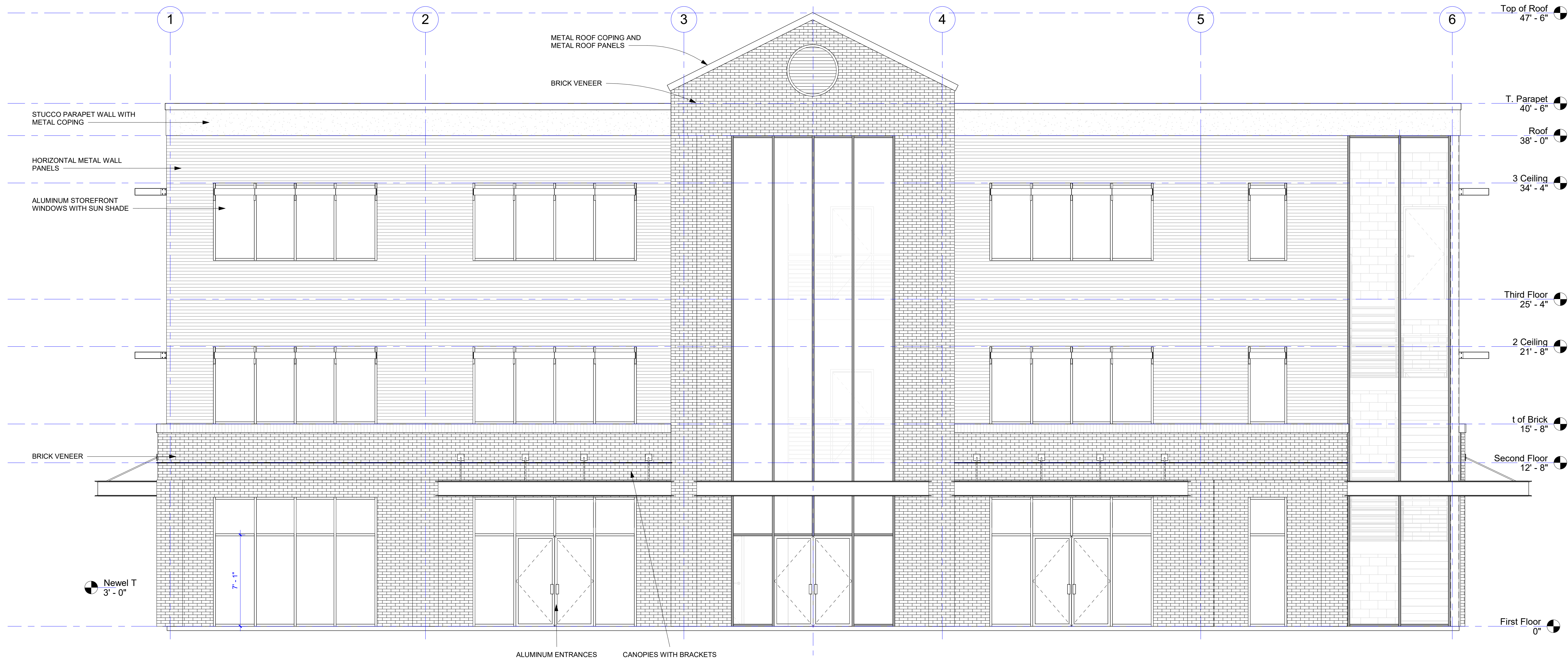


BARNARD ARCHITECTS

ARCHITECTURE, PLANNING, LANDSCAPE, INTERIORS, HISTORIC
220 EAST HALL STREET, SAVANNAH, GA 31401 (912) 232 - 6173 www.BarnardArchitects.com

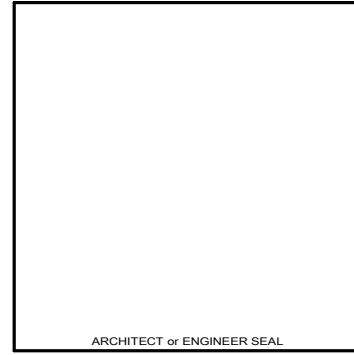
ASSOCIATES: L. SCOTT BARNARD & ROBERT J. PORTMAN

24x36 THIS DRAWING IS THE PROPERTY OF BARNARD ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF SAME. IT IS NOT TO BE USED ON ANY OTHER PROJECTS AND IS TO BE RETURNED ON REQUEST. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY AND MAY BE CHANGED IN PROPORTION TO THE DIFFERENCE IN SIZE BETWEEN THE PRINT AND THE ORIGINAL. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT WITH ARCHITECT FOR CLARIFICATION



1 Entrance Elevation
1/4" = 1'-0"

BARNARD ARCHITECTS
ARCHITECTURE, PLANNING, LANDSCAPE, INTERIORS, HISTORIC
220 EAST HALL STREET, SAVANNAH, GA 31401 (912) 232 - 6173 www.BarnardArchitects.com
ASSOCIATES: L. SCOTT BARNARD & ROBERT J. PORTMAN

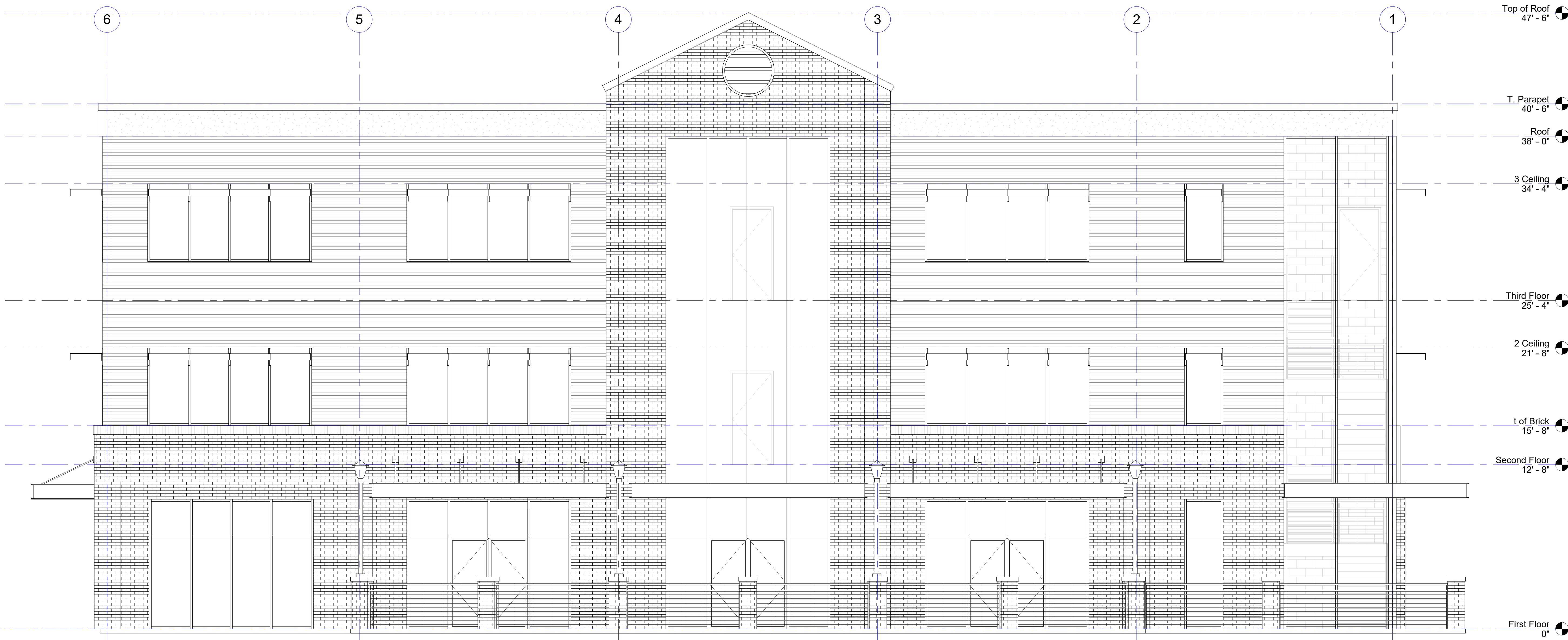


Half Moon Way Office Building
Stonewalk Pooler LLC
Pooler, Georgia
Exterior Building Schematic Elevations

Project Status: SD	
Date: 6.4.25	
Full Scale @ 24x36 Half Scale @ 12x18	
Revisions:	
Number	Date

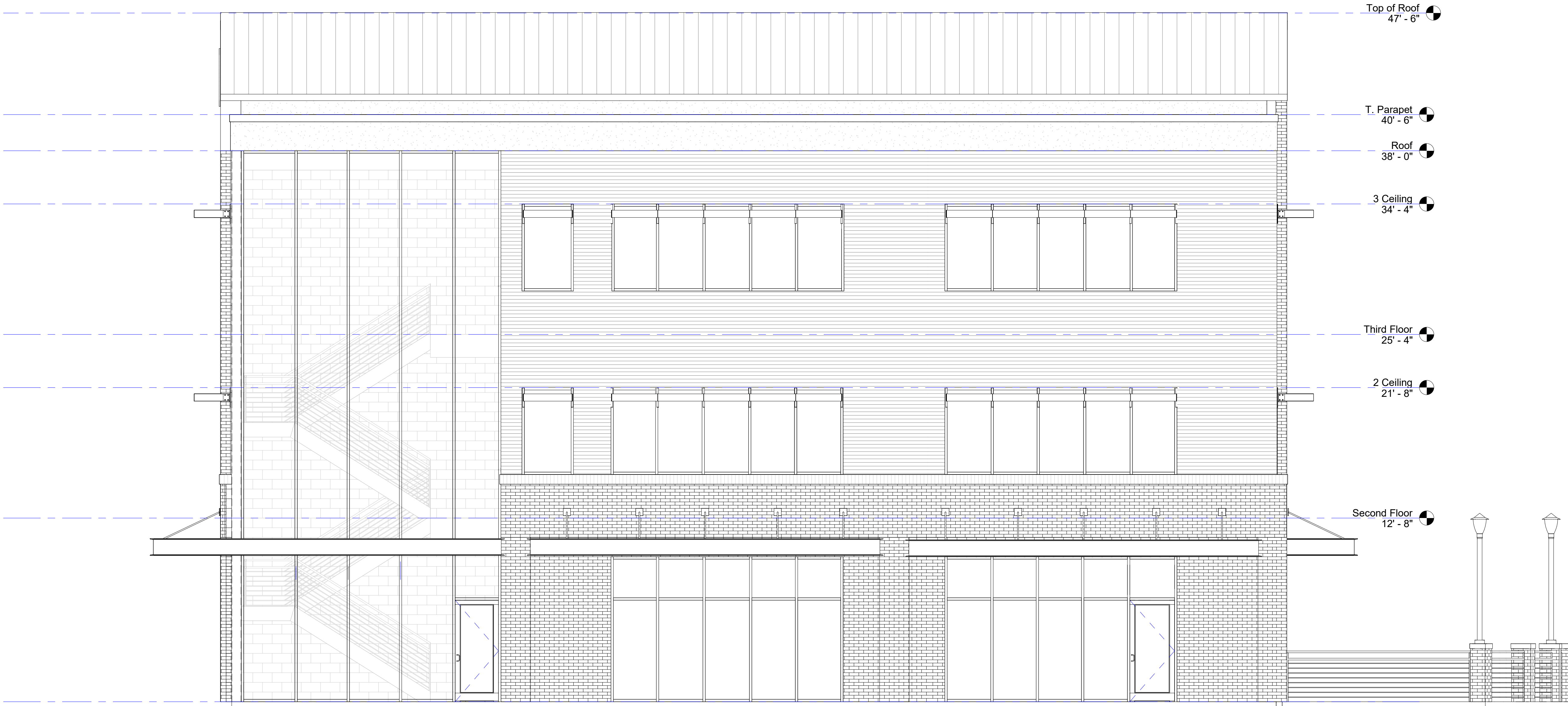
A200

24x36 THIS DRAWING IS THE PROPERTY OF BARNARD ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF SAME. IT IS NOT TO BE USED ON ANY OTHER PROJECTS AND IS TO BE RETURNED ON REQUEST. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY AND MAY BE CHANGED IN PROPORTION TO THE DIFFERENCE IN SIZE BETWEEN THE PRINT AND THE ORIGINAL. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT WITH ARCHITECT FOR CLARIFICATION.

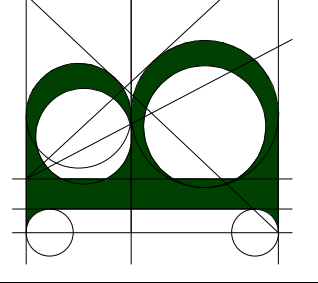


1 North Elevation Facing I16
1/4" = 1'-0"

24x36 THIS DRAWING IS THE PROPERTY OF BARNARD ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF SAME. IT IS NOT TO BE USED ON ANY OTHER PROJECTS AND IS TO BE RETURNED ON REQUEST. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY AND MAY BE CHANGED IN PROPORTION TO THE DIFFERENCE IN SIZE BETWEEN THE PRINT AND THE ORIGINAL. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT WITH ARCHITECT FOR CLARIFICATION



1 East Elevation Facing Pooler Parkway
1/4" = 1'-0"



BARNARD ARCHITECTS
ARCHITECTURE, PLANNING, LANDSCAPE, INTERIORS, HISTORIC
220 EAST HALL STREET, SAVANNAH, GA 31401 (912) 232 - 6173 www.BarnardArchitects.com
ASSOCIATES: L. SCOTT BARNARD & ROBERT J. PORTMAN

Half Moon Way Office Building
Stonewalk Pooler LLC
Pooler, Georgia

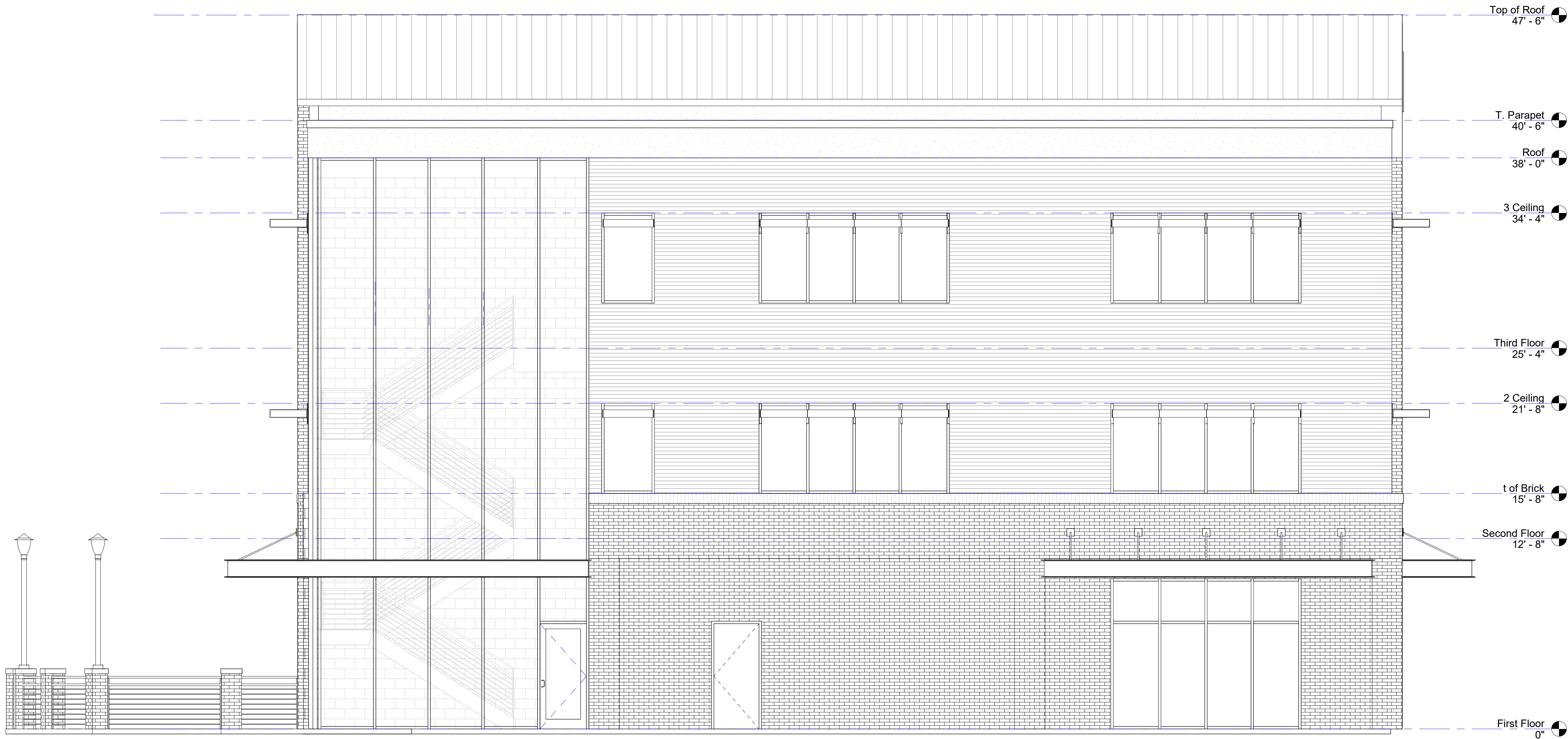
Exterior Building Schematic Elevations

Project Status:	
SD	
Date:	
6.4.25	
Full Scale @ 24x36	
Half Scale @ 12x18	
Revisions:	
Number	Date

A202

24x36 THIS DRAWING IS THE PROPERTY OF BARNARD ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF SAME. IT IS NOT TO BE USED ON ANY OTHER PROJECTS AND IS TO BE RETURNED ON REQUEST. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY AND MAY BE CHANGED IN PROPORTION TO THE DIFFERENCE IN SIZE BETWEEN THE PRINT AND THE ORIGINAL. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT WITH ARCHITECT FOR CLARIFICATION

1 West Elevation
1/4" = 1'-0"

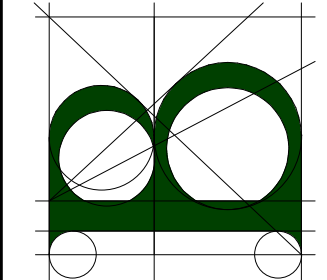


Half Moon Way Office Building
Stonewalk Pooler LLC
Pooler, Georgia

Project Status: SD
Date: 6.4.25
Full Scale @ 24x36
Half Scale @ 12x18
Revisions:
Number Date

A203

Exterior Building Schematic Elevations



BARNARD ARCHITECTS
ARCHITECTURE, PLANNING, LANDSCAPE, INTERIORS, HISTORIC
220 EAST HALL STREET, SAVANNAH, GA 31401 (912) 232 - 6173 www.BarnardArchitects.com
ASSOCIATES: L. SCOTT BARNARD & ROBERT J. PORTMAN



EOM Operations
Your solution to a better tomorrow

June 11th, 2025

Jay A. Maupin, P.E.
Maupin Engineering
114 West 42nd St
Savannah, GA 31401

Dear Mr. Maupin,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted under the cover of Pooler Pike, which is provided below.

<u>Submittal Documents:</u>	Site Development Plans.....	<i>Jun. 2025</i>
	Building Elevation Exhibits.....	<i>Jun. 2025</i>
	Hold Harmless Agreements.....	<i>Jun. 2025</i>
	Reciprocal Easement Agreement.....	<i>Jun. 2025</i>
	Plat.....	<i>Jun. 2025</i>
	GSWCC Approval.....	<i>Mar. 2025</i>
	Stormwater Management Report.....	<i>Mar. 2025</i>
	Traffic Impact Analysis.....	<i>Sep. 2022</i>
	Lighting Fixture Spec Sheet.....	<i>Oct. 2022</i>

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, state and federal laws, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



EOM Operations
Your solution to a better tomorrow

Based on our thorough review, it is our professional opinion that the submitted plans are in substantial conformance with the City of Pooler's applicable design standards, codes, and ordinances. Accordingly, we respectfully recommend Site Plan Approval, subject to the following contingency:

1. Close out of the Pooler Pike development project shall not be issued until the water distribution and sanitary sewer system being constructed under the scope of Towne Place Pooler have been completed and accepted by the City of Pooler.

Please contact me if you have any questions. I can be reached via email or phone at tshoemaker@eomworx.com or (912) 445-0050 ext. 4400.

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner- City of Pooler
Ryan Jarles; City Planner – City of Pooler
Rachael Brown; Zoning Administrator – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations – EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2025-06.D
Flood Ordinance Regulations

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 50, FLOODS, ARTICLE II – FLOOD DAMAGE PREVENTION, DIVISION 3- PROVISIONS FOR FLOOD HAZARD REDUCTION, SECTION 50.93- BUILDING STANDARDS FOR STREAMS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS AND/OR FLOODWAY (A-ZONES), SECTION 50-94– BUILDING STANDARDS FOR AREAS OF SPECIAL FLOOD HAZARD (AE-ZONES) WITH ESTABLISHED BASE FLOOD ELEVATIONS AND WITHOUT DESIGNATED FLOODWAY AND SECTION 50-95- STANDARDS FOR AREAS OF SHALLOW FLOODING (AO ZONES) AND APPENDIX B, SUBDIVISIONS, ARTICLE VI – DESIGN STANDARDS, SECTION 602- LOTS, AND ARTICLE VII- ADMINISTRATION, SECTION 703- FINAL PLAT; PERFORMANCE BOND TO AMEND PROVISIONS RELATED TO BASE FLOOD ELEVATION REQUIREMENTS AND PLAT REQUIREMENTS TO COMPLY WITH THE STATE MODEL FLOOD ORDINANCE AND PROVIDE FOR INCREASED OPEN SPACE REQUIREMENTS AND FLOOD HAZARD DISCLOSURE PROVISIONS; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

I

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.93- Building standards for streams without established base flood elevations and/or floodway (A-zones) be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 50-93. - Building standards for streams without established base flood elevations and/or floodway (A-zones).

Located within the areas of special flood hazard established in section 50-36, where streams exist but no base flood data and/or floodway data have been provided (A-zones), the following provisions apply:

(1) and (2) No Change

(3) In special flood hazard areas without base flood elevation data, new construction and substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than four feet above the highest adjacent grade at the building site. (Note: Require the lowest floor to be elevated two feet above the estimated base flood elevation in A-zone areas where a Limited Detail Study has been completed.) Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with

standards of section 50-91. The administrator shall certify the lowest floor elevation level, and the record shall become a permanent part of the permit file.

- a. All heating and air conditioning equipment and components (including ductwork), all electrical, ventilation, plumbing, and other service facilities shall be elevated no less than ~~three~~ four feet above the highest adjacent grade at the building site.

II

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.94- Building standards for areas of special flood hazard (AE-Zones) with established base flood elevations and without designated floodway, be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 50-94. - Building standards for areas of special flood hazard (AE-Zones) with established base flood elevations and without designated floodway.

Located within the areas of special flood hazard established in section 50-36, where streams with base flood elevations are provided but no floodway has been designated, (AE-zones), the following provisions apply:

- (1) No change
- (2) New construction and substantial improvements shall be elevated or flood-proofed to elevations established in accordance with section 50-912.

III

That CHAPTER 50 – FLOODS, Article II. Flood Damage Prevention, Division 3- Provisions for Flood Hazard Reduction, Section 50.95- Standards for areas of shallow flooding (AO-zones) be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 50-95. - Standards for areas of shallow flooding (AO zones).

Areas of special flood hazard established in section 50-36 may include designated "AO" shallow flooding areas. These areas have base flood depths of one to three feet above ground, with no clearly defined channel. The following provisions apply:

- (1) All new construction and substantial improvements of residential and nonresidential structures shall have the lowest floor, including basement, elevated to at least ~~one foot~~ two feet above the flood depth number specified on the flood insurance rate map (FIRM), above the highest adjacent grade. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least ~~three~~ four feet above the highest adjacent grade. Openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with standards of section 50-91.

The administrator shall certify the lowest floor elevation level and the record shall become a permanent part of the permit file.

- (2) And (3) No Change

IV

That APPENDIX B – SUBDIVISIONS, Article VI. Design Standards, Section 602, Lots be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 602. - Lots.

All lots which shall hereafter be established within a subdivision shall comply with the following design standards:

(602.01) *General provisions.* The following general requirements shall apply to all lots hereafter established within a subdivision:

(a) Street access. Each lot shall abut on a street which shall be dedicated as a public street and which conforms to the design requirements of this ordinance; provided the aldermanic board may approve a residential, commercial and/or industrial lot which does not abut a public street but which is served by a perpetual privately maintained access easement which meets the design and construction of this ordinance.

(b) Lot lines. Side lot lines shall be as nearly as practical at right angles to straight street lines and radial to curved street lines.

(c) Corner lots. Corner lots for residential use shall be provided with sufficient width and depth to permit the establishment of front yard building setback lines from both streets.

(d) Double frontage lots. Double frontage lots shall only be permitted where it shall be found necessary to separate a development from major arterials or to overcome specific disadvantages of topography and orientation.

(e) Minimum lot elevation. No lot shall be approved that does not contain a suitable building site of sufficient elevation to permit a finished floor elevation at least ~~one foot~~ two feet above the level of the 100-year flood. The entire lot shall be properly drained. To the extent possible, each lot in a new subdivision must provide a building site that is on natural high ground, out of the regulatory floodplain. If a lot does not have a buildable site out of the regulatory floodplain, all new structures, pavement, and other development must be sited where they have the least impact on habitat. This can be done by locating the structures as far from the water body as possible or placing the structures on the highest land on the lot.

(f) Residential lots in floodplain. Residential subdivision lots shall be prohibited within floodplain areas where the cost of providing governmental services in the area would pose an unreasonable economic burden.

~~(602.02) Lot width and lot area requirements~~ Open Space requirements. ~~Lots hereafter established within subdivisions shall conform to the lot area and lot width requirements set forth in the following schedule, provided, however, that if a zoning ordinance is in effect, then the lot area and lot width requirements for the zoning district in which the subdivision will be located shall apply when such requirements are more restrictive than as set below:~~ For all subdivisions of 5 lots or greater, whether it is new development or redevelopment, a minimum of ten percent (10%) of the gross acreage shall be specifically platted and labeled as open space and accessible to the residents for use and enjoyment. Open space shall not include buildings, buffers, easements, impervious pavement or rights-of-way. It is recommended that open space in a subdivision be used in the floodplain or in flood prone areas, to avoid encroachment to flood flows. A notation shall be placed on all subdivision plats stating who shall be responsible for maintenance of the open space. Open space is intended to serve as an amenity to provide gathering spaces and should include features such as:

- a. Natural features, such as groupings of trees and areas of preserved vegetation;
- b. Recreation areas, such as gazebo and picnic areas, playgrounds, parks, or other like features;

Sq. Ft.	Min. Lot width at building	% Open space in development
---------	-------------------------------	--------------------------------

~~Lot sizes with public water and public sewers~~		
~~10,500 or more (a)~~	~~80~~	~~5%*~~
~~Lot sizes with public water and septic tank~~		
~~20,000~~	~~75~~	
~~Lot sizes with private water and septic tank~~		
~~40,000~~	~~100~~	

~~*Open space is defined to be an area usable by residents of the development and shall not include buffers, easements, or rights of way (r-o-w). Open space shall be calculated by deducting all easements, buffers and r-o-w to determine the developable area. Wetlands will not be included in meeting open space. The developer must submit a sketch plan to the building official and planning commission for approval of open space locations and landscape plans required by the city's tree ordinance prior to submittal of preliminary plan.~~

(602.03) no change

V

That APPENDIX B – SUBDIVISIONS, Article VII. Administration, Section 703, Final Plat; Performance Bond, be amended by adding the underlined text as follows:

Sec. 703. – Final Plat; Performance Bond.

Before a plat of a subdivision is recorded with the clerk of the superior court of Chatham County and the lots thereon offered for sale, an original, and five prints of the final design of the subdivision shall be submitted to the planning commission for review. The applicant shall indicate whether the units in the proposed subdivision will be constructed "for-sale" or "for-rent," or a combination thereof.

Until a final plat of a subdivision has been submitted to and reviewed by the planning commission and approved by city council, the clerk of the superior court of Chatham County shall not record the plat of such subdivision, nor shall the owner or agent of such subdivision be authorized to transfer or sell any of the land within such subdivision by reference to a plat. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the planning commission and city council.

(703.01) *Final plat requirements.* The original copy of the final plat shall be drawn on 18-inch by 24-inch sheets of linen with black India ink at a scale of not less than 200 feet to the inch. Where necessary, the final plat may be several linen sheets accompanied by an index sheet showing the entire subdivision. Any plat that has right-of-way that is to become public property owned by the City, shall be accompanied by a deed. The final plat shall contain the following information:

- (a) Primary control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
- (b) Tract boundary lines; right-of-way lines of streets, easements and other rights-of-way; property lines of all lots; and in all such cases with surveyed dimensions, bearings or deflection angles, radii, arcs, and central angles of all curves shown.
- (c) Name and right-of-way width of each street or other right-of-way.
- (d) Location, dimensions, and purpose of any easement.

- (e) Number to identify each lot or site.
- (f) Purpose for which sites, other than residential lots, are dedicated or reserved.
- (g) Minimum building set back line on all lots and other sites.
- (h) Location and identification of monuments.
- (i) Names of record owners of adjoining unplatted land.
- (j) Reference to recorded subdivision plats of adjoining platted land by record name.
- (k) Certificate that all survey work was performed by a registered civil engineer or registered surveyor.
- (l) Statement by owner dedicating streets, rights-of-way, easements, and any sites for public use. Such dedications must be formally accepted by the aldermanic board of the city before such dedications shall be binding on the city.
- (m) Title, scale, north arrow, and date.
- (n) Key map showing the location of the subdivision in the city.
- (o) All plats shall show the expected limits of the 100-year flood where appropriate.
- (p) Approved record drawings.
- (q) Location and identification of any wetlands.
- (r) On all plats within "A", "AE" or "AO" zones for which lots, sites, or structures are to be sold, the following statement shall be clearly affixed to the plat and shall be recorded:

Some or all areas on this plat are flood hazard areas and have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard protective measures be incorporated in the design and construction of structures in these designated areas. In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to federally insured mortgage financing in these designated flood hazard areas.
- (s) On all plats within "AE" zones, provide the Base Flood Elevation on the plat.

(703.02) through (703.06) no change

VI

All ordinances or parts of ordinances in conflict with the ordinance are hereby repealed.

VII

If any section, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall in no way affect the validity of the remaining portions of this ordinance.

VIII

This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2025-06.E
Stormwater Ordinance Regulations

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 42, ENVIRONMENT, ARTICLE V – STORMWATER MANAGEMENT, DIVISION 1-STORMWATER MANAGEMENT: IN GENERAL, SECTION 42.157- PROHIBITION AND CHAPTER 74, STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, ARTICLE I – IN GENERAL, SECTION 74-5– OBSTRUCTION OF DITCHES, CANALS, RIGHTS-OF-WAY TO ESTABLISH ILLICIT DISCHARGE AND DUMPING REGULATIONS; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

I

That CHAPTER 42 – ENVIRONMENT, Article V. Stormwater Management, Division 1- Stormwater Management: In General, Section 42.157- Prohibition be amended by deleting the strikethrough language and adding the underlined text as follows:

Sec. 42-157. - Prohibition.

(a) It is unlawful for any person to throw, drain, run or otherwise discharge to any component of the municipal/county separate storm sewer system or to cause, permit or suffer to be thrown, drained, run or allow to seep or otherwise discharge into such system all matter of any nature.

(b) No person shall throw, deposit, leave, drain, run or otherwise discharge to any ditch, canal, stream, channel, pond, lagoon, waterway, wetland, waters of the state, or any basin that regularly or periodically carries or stores water any refuse, rubbish, garbage, litter, vegetative debris including natural foliage, fecal matter, or other discarded or abandoned objects, articles, and accumulations so that the same may cause or contribute to pollution of the drainage system.

(c) Every person owning property through which a watercourse passes, or such person's lessee, shall keep and maintain that part of the watercourse within the property free of trash, debris, and other obstacles that would pollute, contaminate, obstruct, or materially impede the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse.

(d) A person must not discharge, cause or allow to flow from a storage system or other container, any pollutant into the municipal separate storm sewer system, channel, canal, ditch, stream, wetlands or waters of the state except in concentrations or quantities explicitly authorized by an approved National Pollutant Discharge Elimination System discharge permit, or by a plan for compliance, or that are consistent with the utilization of approved best management practices.

(e) A person must not connect any apparatus discharging any pollutant, in any quantity, to any part of the municipal separate storm sewer system, channel, canal, ditch, stream, wetlands or waters of the state except as explicitly authorized by an approved National Pollutant Discharge Elimination System discharge permit or by a plan for compliance, or as results from approved best management practices.

(f) A person must not improperly store, handle, or apply any pollutant in a manner that will cause its exposure to rainfall or runoff and discharge as point source pollution or nonpoint source pollution into the municipal separate storm sewer system, channel, canal, ditch, stream, wetlands or waters of the state except in concentrations and quantities authorized by an approved National Pollutant Discharge Elimination System discharge permit or by a plan for compliance, or as results from approved best management practices.

(bg) The director may exempt the following from the prohibition set forth in subsection (a through f) of this section:

- (1) Water line flushing performed by a government agency, diverted stream flows, rising groundwaters and unpolluted groundwater infiltration.
- (2) Unpolluted pumped groundwater.
- (3) Discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, springs, water from crawl space pumps, footing drains, lawn watering, individual residential car washing, flows from riparian habitats and wetlands and street wash water.
- (4) Discharges or flows from firefighting.
- (5) Other unpolluted water.

(h) The city public works department and code enforcement officers shall administer, implement, and enforce the provisions of this section.

(e-i) In the event of an accidental discharge or an unavoidable loss to the municipal/county separate storm sewer system of any material or substance other than stormwater runoff, the person concerned shall inform the city department of public works and all other impacted entities immediately (not longer than two hours) of the nature, quantity and time of occurrence of the discharge. The person concerned shall take immediate steps to contain, treat or take other actions to minimize effects of the discharge on the municipal/county separate storm sewer system and receiving streams. The person shall also take immediate steps to ensure no recurrence of the discharge.

(j) Upon finding a violation of this section, the city may issue a notice of violation, stop order, or corrective order to any person causing or permitting the violation. Any person or entity in violation of any portion of this section may be cited and ordered to appear before the municipal court or other court of appropriate jurisdiction and, upon conviction, be subject to the penalties as set forth in Chapter 1, Section 1-12 of this Code. Each day's continued violation constitutes a separate offense.

II

That CHAPTER 74 – STREETS, SIDEWALKS AND OTHER PUBLIC PLACES, Article I. In General, Section 74.5- Obstruction of Ditches, Canals, Rights-of-Way, be amended by adding the underlined text as follows:

Sec. 74-5. - Obstruction of ditches, canals, rights-of-way.

- A. It shall be unlawful for any person to obstruct or cause an obstruction to be placed in a ditch, right-of-way, canal, or gutter, whether running adjacent to a public street or road or other public right-of-way, or in any manner to cause a blockage of any drainage ditches, canals, rights-of-way, or waterways, which affects the drainage of surface water and which is maintained by the public departments and agencies of the city.
- B. No person shall create, cause, or allow to occur, the blockage of a watercourse that obstructs or materially impedes the natural flow of water without the written approval of the City.
- C. No person shall throw, deposit, leave, discharge, drain, run, maintain, keep, or permit to be thrown, deposited, left, discharged, drained, ran or maintained, in or upon any public or private property, driveway, parking area, street, alley, sidewalk, component of any storm sewer system, ditch, canal, stream, channel, waterway, wetland or waters of the state, any refuse, rubbish, garbage, litter, vegetative debris including natural foliage, fecal matter, or other discarded or abandoned objects, articles, and accumulations so that the same may cause or contribute to pollution within the storm sewer system.
- D. The city public works department and code enforcement officers shall administer, implement, and enforce the provisions of this section.
- E. Upon finding a violation of this section, the city may issue a notice of violation, stop order, or corrective order to any person causing or permitting the violation. Any person or entity in violation of any portion of this section may be cited and ordered to appear before the municipal court or other court of appropriate jurisdiction and, upon conviction, be subject to the penalties as set forth in Chapter 1, Section 1-12 of this Code. Each day's continued violation constitutes a separate offense.

III

All ordinances or parts of ordinances in conflict with the ordinance are hereby repealed.

IV

If any section, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall in no way affect the validity of the remaining portions of this ordinance.

V

This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council